

**BELLASERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
Bellasera Community Clubhouse
7350 E. Ponte Bella Drive, Scottsdale Arizona, 85266**

February 26, 2015 – 1:00 PM

MINUTES

Call to Order

- Richard Hoffman, President, called the meeting to order at 1:05 p.m. A quorum was present.

Members Present

- Richard Hoffman, President; David Reid, Treasurer and Craig Johnson, Director, Kirk Rimsnider, Secretary

Others Present

- Viola Lanam, Community Manager, and Sharon Foxworth, Office Administrator

Questions from the Floor

- No questions

Richard moved to approved Guy Yates to fill the empty board spot until the annual meeting election. **Motion carried.**

If more that two people apply for the two board positions then a Meet-and-Greet meeting will be March 17, 2015, at 7:00 am. If needed, an Eblast will be sent to the community.

Approval of Minutes

- David Reid moved to approve the minutes from the January 13, 2015, meeting as submitted. **Minutes were unanimously approved.**

Nature Scape Landscaping

The landscaper, Albert Farinas, did not appear at the meeting to discuss why he cut the trees and other plants in the NAOS; therefore, he is still banned from the community.

Treasurer and Budget & Finance:

- David Reid reviewed the YE financials, reserve fund and financial statement.

Modifications Committee:

- One application was received and approved.

Building and Grounds

- Topics discussed were the fencing around the dog park to keep the rabbits out and painting the poles in the dog park prior to putting up the fence.

Communications:

- A new item will be put in the newsletter listing volunteer activities and etc., of people in the community.
- Trail opening and dedication went well.
- The Adopt-A-Road clean up will be in April.
- If there is a need for a candidate's night, an Eblast will be sent announcing it.

Security Committee:

- Keven Peterson, the Bellasera Guard for 15 years left for another employment opportunity. No replacement has been announced

Community Manager:

- See the attached report.

President:

- Richard Hoffman gave an update on the NAOS violation and the city will review again after the area is cleaned up. A re-vegetation is required and the violators were told to get with the HOA for requirements.

Old Business

- **Ad-Hoc Committee Road Maintenance Charter**
 - David Reid moved to approve the charter. **Motion Carried.**

New Business:

- Meet and Greet
 - Date was set for March 17, 2015, at 7:00 PM if needed.
- A proposal for painting poles at dog park and tennis court was obtained from D.R.Paint. A proposal for installation of rabbit fencing was obtained from GB Contracting. AAM to contact Home Depot for a price on the fencing and then possibly have it installed by volunteers.
- Treadmills:
 - Three proposals were obtained for replacing the four treadmills in the fitness center. David Reid moved to accept the proposal from Life Fitness. **Motion Carried.** Viola is to reduce the installation fee and to expedite shipment.
 - Viola is to obtain a new maintenance representative.
 - The bikes will be discussed at the Building and Grounds meeting.
- Richard Hoffman spoke with a Verizon representative regarding the status of the cell tower placement. He is waiting to hear back.
- Craig Johnson is to have Keith Christian place an article in the newsletter regarding a note to volunteer for committees.

Adjournment

- There being no further business, the meeting was adjourned at 2:20 p.m.
- The next regular Board meeting will be held on March 30, 2015, at 1:00 pm.

Respectfully submitted,

Sharon Foxworth

Sharon Foxworth
Recording Secretary

Attachments:

Community Manager's Report

MANAGEMENT REPORT

Bellasera Homeowners Association

Submitted by: Viola Lanam, Community Manager

2/14/2014

BOD Meeting Date: February 26, 2015

FINANCIAL:

- Reviewed and coded invoices for AP processing

VIOLATIONS:

- Inspections of community completed at intervals.

LANDSCAPE ITEMS/ISSUES:

- Four Peaks landscape report is attached.

MANAGER ACTION ITEMS:

- Attended the Building and Grounds Committee Meeting held on February 10th.
- The QuickPass proposal for the camera at the main entrance gate has been signed and forwarded to them.
- DR Paint has completed the repairs at the parapet walls at the guard house as well as, repairing the flashing around the roof drain and has applied the elastomeric coating to flat section of roof and repaired the damaged section of drywall inside the closet and repainted it.
- DR Paint has completed the painting of the monuments at the entrance at Scottsdale Road, including the lettering. They also painted the railings from the guard house up to Scottsdale Road and the stucco walls below the railings.
- A proposal from DR Paint to paint the posts at the tennis courts and dog park has been received.
- Phoenix Precast called and stated the large pots to be placed at the back gate are ready. I called the crane service to make arrangements for delivery and placing of the pots.
- Trail signs were ordered and installed.
- Sharon obtained proposals for the treadmills which are included in the package.
- The 911 signs for the Fitness Center and Pool Area were ordered and have been installed.
- I met with the Budget and Finance Committee for preparation of the budget on February 5th and February 24th.
- GB Contracting was contacted to provide a proposal for the rabbit fencing at the dog park. This proposal will be presented at the upcoming Building and Grounds Committee. We were requested to contact Four Peaks for this proposal; however, this is not something they do.

UPCOMING:

- Erosion repairs on the walking trail
- Median Enhancement