

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

February 27, 2014 – 1:00 PM

MINUTES

Members Present

- Richard Hoffman, President; Gregg Dittoe, Vice President; Craig Johnson, Director; Dennis Corbett, Secretary.

Others Present

- Viola Lanam, Community Manager, and Sharon Foxworth, Office Administrator
- One homeowner was present

Call to Order

- Richard Hoffman, President, called the meeting to order at 1:06 p.m. A quorum was present.
- Richard asked the audience if they had any questions. A homeowner asked why the email regarding the cell tower did not state the same information as the board.
- Richard Hoffman replied that not everyone knew all of the facts and that the facts will be put out to the community prior to a community vote.

Approval of Minutes

- Dennis Corbett moved to approve the minutes from the December 17, 2013. **Minutes were unanimously approved.**

Treasurer and Budget & Finance:

- Gregg Dittoe gave highlights of the Budget and Finance report.
- A CD ladder proposal was requested from Chase.
- YTD everything is running favorably.

Modifications Committee:

- Dennis Corbett stated the committee reviewed and processed three applications at the last meeting. Compliance with violations is going pretty well.

Building and Grounds

- Richard Hoffman stated that the chairman of the Building and Grounds Committee, Paul Anetsberger, resigned. Bruce Martin and Bob Huff will co-chair until another member is appointed. A request for a committee member will be put in the newsletter.

Communications:

- Craig Johnson stated the view fence information was posted at each mailbox and emails to homeowners are being sent one week prior to the paint schedule.

- Hangers are to be placed on the homeowner's door three days prior to fence painting as a reminder.
- There will be a "Meet the Candidate's Night" if there are more nominees than positions available. It will be held prior to the annual meeting.
- Right now there are enough volunteers for the Adopt-A-Road project.

Security Committee:

- Gregg Dittoe stated that someone is driving an ATV on Bellasera's property on the NE corner and putting ruts in the area. It was suggested that rip rap rocks be put at the entrance and a no trespassing sign placed there as well.
- The Security Committee will be asked to decide how to handle theft at the clubhouse.

Community Manager:

- See the attached report.

President:

None

Old Business

- **Hiking Trail:** Gregg Dittoe stated that Wallace Garden Trust has to rewrite the proposal as it was not satisfactory for Bellasera. They are still waiting to get the easement agreement signed.
- It was confirmed that no permits are required.
- Instruction Signs will be put at the bottom and top of the trail.
- The curb is to be painted red to indicate a fire land and no parking signs will be put on the curb at Balao.
- **Verizon:** There was a suggestion to place the tower at a lower location but that discussion will need to wait until the mediation is complete next week.
- Verizon engineers originally gave three locations for the placement. The first was behind Lot E15 (still on Bellasera property), the second was on the 12 acre site and the third is the proposed location at the end of the cul-de-sec on 78th Place.
- **View Fence Painting:** The painting and communication is going well.
- Owners are reinstalling rabbit fence that is not in good condition. Keith is to send an Eblast on not installing rusty or broken fence.
- Dennis Corbett will approach the homeowners to ask they correct the situation and Gregg Dittoe is to talk to Mike Smyth and tell him not to reinstall rusty or broken rabbit fence.
- **Noise Policy:** There was a discussion regarding vendors not entering the community prior to 7:00 am. Viola Lanam is to check with other communities to see what their policies are.

New Business

- **ATV:** The issue of the ATV trespassing on Bellasera property will be turned over to the Security Committee.
- **Transponder and Fob Policy:** Richard Hoffman will speak to the lawyer to clarify the CC&Rs regarding the admission of "co-occupant" regarding the issuing of fobs and transponders.
- **Block Wall Painting:** Richard Hoffman moved to accept the proposal from D.R. Paint to paint the block walls below the wrought iron view fences. **Motion Approved.**
- **Operating Budget:** The 2014 – 2015 preliminary Operating Budget was discussed and an increase in assessment dues of \$15.00 a quarter to equal \$555.00 was proposed. However, due to increase in contractor costs and insurance, this Board will approve and recommend the increase to the new Board after the Annual Meeting. Gregg Dittoe moved to approve the 2014-2015. Gregg Dittoe moved to approve the Operating Budget as submitted. Gregg Dittoe, Richard Hoffman and Dennis Corbett approved; Craig Johnson objected. **Motion Approved.**

Adjournment

- There being no further business, the meeting was adjourned at 2:48 p.m. The next regular Board meeting will be held on March 20, 2014, at 1:00 pm.

Respectfully submitted,



Sharon Foxworth
Recording Secretary

Attachments:

Community Manager's Report

MANAGEMENT REPORT

Bellasera Homeowners Association

Submitted by: Viola Lanam, Community Manager

02/25/2015

BOD Meeting Date: February 27, 2015

FINANCIAL:

- Reviewed and coded invoices for AP processing
- Prepared MTD and YTD variance reports.

VIOLATIONS:

- Inspections of community completed at intervals.

LANDSCAPE ITEMS/ISSUES:

- Erosion repair at the end of Ponte Bella west of 74th Way. Four Peaks proposal for repair of this issue is attached.

MANAGER ACTION ITEMS:

- Presented a draft of the 2014-2015 Budget to the Budget and Finance Committee meeting on February 13th
- The Building and Grounds Committee meeting was cancelled for February.
- As the culverts are too large for hydro-jetting, Apache Plumbing will be removing the silt and debris from three culverts.
- AS DR Paint has completed the stucco repair and painting of the walls, we walked the walls although we did not view all of them as we were also checking the view fence of each individual homeowner's who opted out of the view fencing painting completed in 2009.
- Sharon prepared the color-coded map for the view fence painting; called all the owners who opted out previously. Answered an untold number of phone calls regarding this project.
- Eight doggie stations were received and have been installed.
- Received proposals from two door companies to bring them into compliance per Maricopa's new ordinance. They are not included in this Board package as they will be presented to the Building and Grounds Committee who will recommend the contractor to the Board of Directors.
- Sun Devil Fire Equipment completed the annual sprinkler system inspection and submitted bid to have 24 hour fire monitoring since we no longer have 24 hour guard coverage. Another proposal was also obtained. However, I wish to contact the Fire Marshall before we move ahead with this issue.
- Power washed the entry and patio area of the clubhouse and the patio area of the pool.
- 100 Transcore gate remotes that were ordered on December 19th have been received.

UPCOMING:

- Continuation of the preparation of 2014-2015 Operating and Reserve Budgets

- Stucco wall repair and painting; 2nd phase.
- Obtain proposals – correcting doors in clubhouse
- Erosion repairs on the walking trail