

**BELLASERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
Wednesday, February 28, 2018 1:00pm
MEETING MINUTES**

Meeting was called to order promptly at 1:00pm

Attendees:

Richard Hoffman
Dave Reid
Craig Johnson
Dennis Carson

Absent:

None

Guests:

Jerry Meiliken

The minutes from the January 17, 2018 BOD meeting were unanimously approved

- Jerry asked questions about the process the BOD is using to get the Pickleball on the Annual meeting ballot. He is concerned about enforcement of the rules. More discussion of Pickleball can be found in Old Business

Reports

- Treasurer
- Budget and Finance
 -
- Modifications
 - 7 applications this month; 4 for paint change 1 pending app
- Building and Grounds
 - Jay Weissmueller resigned from the committee. Tom Saari and Jim Ragborg will co-chair the committee
 - Lighting inspections
 - Took place end of January. 114 courtesy letters were sent
 - Re-check of lighting took place end of February.
 - Mistletoe remediation –
 - LF met with AAA and it is her new recommendation that we trim twice annually and NOT accept the proposal from AAA at this time.

- Communications
- Security
 - Met with Securitas to do a status check. Good meeting.
- Community Manager
 - Report attached
- President

Old Business

- Pickleball
 - Discussions continued.
 - R. Hoffman visited Cholla Park to see the sound barriers first hand. The had to erect supports to the fencing (wind concerns)
 - Richard and other BOD members visited Sincuidados. No complaints from Homeowners there.
 - By voting for the resolution, the board takes no position
 - A resolution was presented to the Board to place the question on the annual ballot for a decision by the Owners, and unanimously approved. A copy of the resolution is attached as Exhibit A.
 - The BOD will allow statements Pro and Con to be included in the Annual meeting package.
- Resolution for solar panel installation
 - The BOD was presented with a resolution for the standard to be applied by the modification committee for review of applications for the installation of solar panels, which was unanimously approved, a copy of which is attached as Exhibit B.
 - Dennis and Richard to review the proposed solar policy from our attorneys
- Update on Bellasera Facebook page
 - There are currently over 85 individuals participating. All positive.

New Business

- The board was presented with, and unanimously approved. A resolution to appoint Joe Carlon to fill the vacancy by Guy Yates for the balance of his term which expires in 2019, a copy of which is attached as Exhibit C.

Next meeting date:

March 21, 2018

Meeting adjourned at 3:15pm

Respectfully submitted by:

Laurie Forte
Community Manager, Bellasera

Exhibit A:

RESOLUTION

RESOLVED, The Board shall place on the ballot at the next annual meeting for a vote of the entire Community the question of whether to allow the play of Pickleball on the tennis court #1 as follows:

Owners shall vote FOR or AGAINST the following proposal:

Members of the Community and their guests shall be allowed to play pickleball on tennis court #1; the Board of Directors shall authorize such improvements as are required for such activity, such as nets, striping and sound abatement panels, not to exceed \$12,000; and, the Board shall promulgate such rules of use from time to time as the Board determines are in the best interests of the entire Community/

FOR

AGAINST

Exhibit B:

**RESOLUTION OF THE BOARD OF DIRECTORS OF BELLASERA
COMMUNITY RELATING TO SOLAR ENERGY DEVICES**

The Board of Directors (“Board”) of the BELLASERA COMMUNITY (“Association”), having duly noticed and convened a meeting of the Board pursuant to A.R.S. §33-1804, hereby adopts the following resolution by a majority vote:

WHEREAS, under the present circumstances, the Association may not prevent the installation of solar energy devices (“SEDs”); nor may the Association adopt rules that unreasonably impair the efficiency, functioning, or cost of the SEDs;

WHEREAS, Arizona law is somewhat vague on the extent to which the Association can regulate SEDs, such that the best interests of the Association are served by clarifying the Association’s approach in evaluating SED installations;

WHEREAS, capitalized terms used in the Resolution shall have the same meanings as defined in the CC&Rs, Articles of Incorporation, Bylaws and Rules; and:

WHEREAS, having duly deliberated on and investigated the relative merits of clarifying the standards for considering SED installations, the Board adopts the following Resolution to be inserted in the minute book of the corporation:

IT IS HEREBY RESOLVED:

The Association will not prevent the installation of an SED. In evaluating the installation of SEDs, the Association will attempt to reconcile the benefits of the SEDs with aesthetic considerations in the community; without unreasonably impairing the efficiency, functioning or cost of the SEDs.

1. Procedural Requirements for Installation of SEDs:

All homeowners are required to submit a prior written request to the Modifications Committee of their intent to install an SED on their property. The submittal must comply with the requirements of the BCA governing documents, except as may otherwise be required by law. The submittal is for the Modifications Committee to evaluate aesthetic considerations. An Association representative will be available to meet with the installer and/or homeowner within thirty (30) days of the submittal.

2. Placement:

The Association recommends that SEDs be located to minimize the visual impact on neighboring properties. SEDs may not be placed on the Common Areas.

3. Code:

All installations must conform to electrical code requirements.

4. Aesthetic Concerns for SEDs:

The Association prefers that homeowners install SEDs within the backyard or rear facing areas of the roof, or otherwise in a location to minimize the effect on views from other properties within the community. Wires, electrical boxes and/or conduit should be painted the color of the house.

THIS RESOLUTION was adopted on 02/28/2018 after full deliberation and a majority affirmative vote of the Board.

President _____

Secretary_____

Exhibit C:

RESOLUTION

RESOLVED, Joseph Carlon is appointed to fill the vacancy on the Bellasera Community Association Board of Directors caused by the resignation of Guy Yates, to serve through the remainder of Guy Yate's term ending at the next annual meeting occurring in 2019.