

BELLASERA COMMUNITY ASSOCIATION
Board of Directors Meeting
General Session

7350 E. Ponte Bella Rd.
Scottsdale, AZ 85266

March 17, 2021
1:00pm

CALL TO ORDER

Richard Hoffman called the meeting to order at 1:00pm. Quorum met.

BOARD PRESENT: Richard Hoffman-President; Dennis Carson-Vice President; James Ragborg-Treasurer; Joe Carlon, Director and Dennis Soeffner-Secretary

AAM PRESENT: Pamela Nunnely, Assistant Community Manager and Jennifer Lundmark, Director-Special Services (via phone)

PREVIOUS MEETING MINUTES

Motion WAS MADE to approve the February 24, 2021 minutes as presented, SECONDED. Motion passed unanimously

12 Acre Parcel

Homeowners and General Contractors were present to answer questions from the Board and homeowners regarding the single family residence being built.

REPORTS

Treasurer - James Ragborg

- Purchased another interest free

Budget and Finance – James Ragborg

- Capital Improvements/Transfer Fee- Amendment to CC&R's- Survey is ready to go out once final approval received.

Modifications – Joe Carlon: Design Guidelines have been completed and need to be approved. Lighting requirements to be modified and added.

Building & Grounds – Thomas Saari: Items to be discussed under agenda items.

Communications – Survey and 12 Acre Parcel information will be put in the newsletter.

Security – New camera installed, new company working on the gates. Still needing guards at the gate.

Manager's Report – Courtesy notices have been sent out for the lighting. Responses are being documented for re-inspection.

President Report – Nothing to report

OLD BUSINESS

- a. **Annual Meeting Date-** Sunday, June 27, 2021 at 2:00 p.m.
- b. **Guard House Repair-** Engineer reported no structural damage. Pamela to send scope of work to GB Maintenance
- c. **Completion of Pool Resurface/Re-Opening-** Need to clean the pool deck and inspection completed, possibly early next week. The goal is for next Saturday. Email blast will go out.

NEW BUSINESS

- a. **BTN Tree Replacement Proposal-** Pamela to get a revised bid for Scottsdale Rd only.
- b. **BTN Tree Trimming Proposal-** Proposal for \$3,040.80 approved.

- c. **Dog Park-Pets Digging Holes**- Richard will put a reminder in the newsletter.
- d. **Reopening/Use of Banquet Room**-Motion WAS MADE to approve to open the clubhouse, SECONDED. Motion passed unanimously.
- e. **Move Soda Machine to Pool Patio Deck**- Pamela will get a price to install a plug in the area where it will be placed.

NEXT MEETING

April 21, 2021 at 1:00pm.

ADJOURNMENT

There being no further business to discuss, Richard Hoffman adjourned the meeting at 2:27pm.

Respectfully submitted by,

Tracy Peroni

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On behalf of the Bellasera Board of Directors