

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

**March 20, 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

**Questions From the Floor**

- None

**Call to Order**

- Richard Hoffman, President, called the meeting to order at 1:05 p.m. A quorum was present.
- Richard asked the audience if they had any questions. There were no questions.

**Approval of Minutes**

- Dennis Corbett moved to approve the minutes from the February 27, 2014. **Minutes were unanimously approved.**

**Treasurer and Budget & Finance:**

- Gregg Dittoe gave highlights of the Budget and Finance report.
- The committee decided to seek advice on obtaining a two or three CD ladder due to the rates going up. The proposal will be presented to the Board after the Annual Meeting.

**Modifications Committee:**

- Dennis Corbett stated the committee reviewed and processed several applications at the last meeting.

**Building and Grounds**

- Richard Hoffman stated that no meeting was held.

**Communications:**

- Craig Johnson stated the next Adopt-A-Road cleanup is April 26<sup>th</sup> the same day as the City of Scottsdale's clean-up day.
- Dennis Soeffner will be the coordinator for this event.

**Security Committee:**

- Gregg Dittoe stated there has not been any more ATV activity on Bellasera's property.
- Cameras for the clubhouse will be discussed at the next Security Meeting.

**Community Manager:**

- See the attached report.

**President:**

The mediation is moving forward and there will be more information presented at the Annual Meeting.

**Old Business**

- **Hiking Trail:** Gregg Dittoe stated that we are still waiting for an easement agreement with Wallace Garden Trust.
- There was a discussion to link the Lone Mountain Trail to the East property line.
- **Verizon:** Until the lawsuit is resolved Verizon will do nothing.
- **View Fence Painting:** Dennis Corbett stated the painting was going well.
- **Noise Policy:** Dennis Corbett revised the noise policy but discussion will continue at the next Board meeting.
- **Transponder:** Richard Hoffman is waiting for our lawyer to give direction on policy.
- **2014-2015 Preliminary Budget:** Questions were driven by the fact that members were absent at certain meetings and misunderstood some items.
  - An assessment increase of \$15 per household per quarter is recommended.
  - The Budget & Finance Committee will look at certain items to reduce cost.

**New Business**

- **Annual Meeting:** There will be an update on the lawsuit, view fence painting and Verizon.

**Adjournment**

- There being no further business, the meeting was adjourned at 2:20 p.m. The next regular Board meeting will be held on April 13, 2014, following the Annual Meeting.

Respectfully submitted,



Sharon Foxworth  
Recording Secretary

Attachments:

Community Manager's Report

## **MANAGEMENT REPORT**

### **Bellasera Homeowners Association**

Submitted by: Viola Lanam, Community Manager

03/18/2014

BOD Meeting Date: March 20, 2014

### **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 74<sup>th</sup> Way. A proposal was requested from Mike Smyth.

### **MANAGER ACTION ITEMS:**

- Presented a draft of the 2014-2015 Budget to the Budget and Finance Committee meeting on February 13<sup>th</sup>
- The Building and Grounds Committee meeting was cancelled for February and March.
- One culvert needed cleaning and Apache Plumbing has completed.
- 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. We are meeting with ADT on Wednesday March 26<sup>th</sup> for their proposal. The Security Committee has been asked to join us.
- The State of Arizona's Industrial Commission of Arizona, Division of Occupational Safety and Health, Boiler Safety Inspection made a surprise visit to Bellasera. He found one pool heater that needs a valve removed and a part on the boiler system for the steam rooms that needs replacement. Arizona Systems Design is tentatively planning on repairing it next week providing the part comes in as scheduled. The pool heater issue has been addressed.
- Stanley Steemers has completed the cleaning and sealing of the slate throughout the Clubhouse.
- As there is an issue with rats in the electrical boxes damaging the wiring for the monument signs, Associated Contracting Resources is working on cleaning them out and sealing them in such a way that rats will not be able to get into them.

### **UPCOMING:**

- Continuation of the preparation of 2014-2015 Operating and Reserve Budgets
- Stucco wall repair and painting; 2<sup>nd</sup> phase.
- Erosion repairs on the walking trail