

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

**March 23, 2017 – 1:00 PM**

**MINUTES**

**Call to Order**

- Richard Hoffman, President, called the meeting to order at 1:00 p.m. A quorum was present.

**Members Present**

- Richard Hoffman, President; David Reid, Treasurer, Craig Johnson, Director, Guy Yates, Vice President, Dennis Carson, Secretary

**Members Absent**

- None

**Others Present**

- Laurie Forte, Community Manager, Annette McCarthy from AAM, Marilyn Lillienfeld

**Questions from the Floor**

- No questions from the floor

**Approval of Minutes**

- Motion duly made and seconded, the February 23, 2016 meeting minutes were approved.

**Treasurer and Budget & Finance:**

- The financial statements were reviewed.
- There was discussion on alternative ways to grow reserves.

**Modifications Committee:**

- Seven applications were approved by the Committee, and no issues were presented for discussion.
- Design Guidelines are currently in review for the addition of language regarding dumpsters and port-a-potty's in our community.

**Building and Grounds**

- Committee is currently in the process of conducting a community wide lighting inspection.
- Committee recommends the acceptance of AAA's hydroseed proposal and the pricing increase of 3% in 2018. There was a motion and approval by the BOD to accept both recommendations.

- There was a request for AAA to 'flatten' the basin when they do the re-seeding
- Committee is searching for a local handyman to assist with minor repairs. They will interview 3 and conduct due-diligence followed by a recommendation to the board.

#### **Communications:**

- There will be a Pickleball survey in the April newsletter.

#### **Old Business**

- Michael Franks from Frank Civil Consulting presented the road study. He will provide a revised list of recommendations to the community Manager

#### **Security Committee:**

- New cameras have been installed in the clubhouse and pool area and are online and being monitored now.
- No issues with after hours gate monitoring

#### **Community Manager:**

- See the attached report.

#### **President:**

- Discussion of H/O in violation of non-solicitation rules. President to contact our legal counsel.
- Estate sale discussion, request by H/O to reconsider a change to the CC&R's to allow Estate Sales in our community. The board unanimously voted against changing the CC&R's to allow Estate Sales.

#### **New Business:**

- Request from a H/O to be on the building & Grounds committee was reviewed.

#### **Adjournment and Next Meeting**

- There being no further business, the meeting was adjourned at 3:25 p.m.
- Next meeting dates are as follows:
  - Annual meeting - April 30, 2:00pm

Respectfully submitted,

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Dennis Carson, Secretary