

BELLASERA
BOARD OF DIRECTORS REGULAR MEETING
Wednesday, March 23, 2022
MINUTES

Call to Order, Quorum, Meeting Protocol

Richard Hoffman called the meeting to order at 12:55pm. With five Board members present, quorum was established.

Board Member(s) Present: Richard Hoffman, Dennis Soeffner, Joseph Carlon, James Ragborg, Dave Wyllie

AAM Present: Pamela Nunnely, Assistant Community Manager

Recording Secretary: Denise Guest

Approve minutes from February 15, 2022 BOD meeting

Dave Wyllie made a motion to approve the minutes as submitted. James Ragborg seconded the motion. Homeowner Dennis Lamb commented on the minutes, which was acknowledged by the Board. All in favor, motion carried.

Member Comments and Questions

None

Reports

- ↪ **Treasurer** - James Ragborg provided an update.
- ↪ **Budget and Finance** – same as above.
- ↪ **Modifications** – Joseph Carlon provided an update – 5 apps, 3 denied.
- ↪ **Building and Grounds** – Dennis Soeffner and Tom on the building and grounds committee provided updates on scheduled projects in the community and provided a reminder about street dumping for home projects.
- ↪ **Communications** – Richard Hoffman provided a brief update.
- ↪ **Security** - Joseph Carlon provided an update.
- ↪ **Community Manager** - Pamela Nunnely provided an overview of ongoing projects in the community.
- ↪ **President** – nothing to report.

Old Business

- ↪ DR Paint Proposal- Pool area Tables, Planter Pots – This item has been unanimously tabled by the Board.
- ↪ BTN Proposal Lone Mountain Trail Access – Dennis Soeffner made a motion to approve the proposal. Dave Wyllie seconded the motion. All in favor, motion carried.

- ↪ Roof Replacement Update – Engineer’s Assessment: Building & Grounds is waiting to get additional bids.
- ↪ BTN / Tate: Information on Smart Controller – Tate with Back to Nature gave a presentation about Smart Controllers.

New Business

- ↪ Audio Visual Proposals – This item has been unanimously tabled by the Board.
 - HTS Audio Visual
 - AZ Audio Visual
- ↪ Pickleball Court needs repair (cracked): Getting bids
- ↪ LaBarre Oksnee Insurance Renewal Policy – Dave Wyllie made a motion to approve renewing the policy. Joseph Carlon seconded the motion. All in favor, motion carried.
- ↪ Newsletter & Bulletin Board Policy – Richard Hoffman made a motion to approve the policies. Joseph Carlon seconded the motion. All in favor, motion carried.
- ↪ Record Retention Policy – Dave Wyllie made a motion to approve the policy. Joseph Carlon seconded the motion. All in favor, motion carried.
- ↪ Illean Weber – discussion held, no decision needed.

Next meeting date: April 24, 2022 @ 1pm

Adjournment

With no further business, Richard Hoffman adjourned the meeting at 2:34pm.

Respectfully Submitted by,

Denise Guest

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Recording Secretary on Behalf of the Board of Directors