

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

March 28, 2013 – 3:00 PM

MINUTES

Members Present

- Gregg Dittoe, President; Richard Hoffman, Vice President; Joe Pruess, Treasurer; Dennis Corbett, Secretary; Craig Johnson, Director.

Others Present

- Viola Lanam, Community Manager, Sharon Foxworth, Office Administrator
- Robert Chandley, CAU
- Four homeowners were present

Call to Order

- Gregg Dittoe, President, called the meeting to order at 3:00 p.m. A quorum was present.
- Gregg asked the audience if they had any questions; there were none.

Approval of Minutes

- Dennis Corbett moved to approve the minutes from the February 27, 2013, regular meeting. **Minutes were unanimously approved as submitted.**

Mr. Chandley gave the background on his Company and reviewed the coverage Bellasera has compared to other HOAs.

Joe Pruess asked Mr. Chandley specific questions regarding Bellasera's coverage.

Treasurer:

- Joe Pruess, Treasurer, discussed the Security Contract.

Budget and Finance:

- Charles Schroeder discussed the reserve funding and other assessments.

Modifications Committee:

- Dennis Corbett stated that seven supplications were approved at the last meeting.
- The committee is working on a new paint color board.

Building and Grounds Report

- Bob Huff mentioned the comments on the dog park have been positive.
- The Committee will be looking at the landscape in the coming weeks.

Communications:

- Craig Johnson stated the newsletter would announce the pick up of hazardous waste in Bellasera.

Security Committee:

- Richard Hoffman stated the issuing of the transponders was going well and we still had enough left to last a while.

Community Manager

- See the attached report.

Old Business

- None

New Business

- Several signs have been ordered:
 - Fitness Center Rules
 - Pick up after your dog
 - Handicapped parking sign
- The Annual meeting will be held on April 21, 2013, at 2:00 pm.
- Richard Hoffmann is to get an appraisal on the 12 acre parcel to purchase. He will bring the proposals to the next meeting.
- 2013-2014 Budget
 - Viola Lanam briefed the Board on the final numbers and Joe Pruess elaborated on the Budget in detail.
- Joe Pruess made a motion to recommend the current budget to the new board in April.
Motion Passed.

Adjournment

- There being no further business, the meeting was adjourned at 4:40 p.m. The next regular Board meeting will be held on May 16, 2013, at 3:00 pm.

Respectfully submitted,



Sharon Foxworth
Recording Secretary

Attachments:

Community Manager's Report

MANAGEMENT REPORT

Bellasera Homeowners Association

Submitted by: Viola Lanam, Community Manager

03/26/2013

BOD Meeting Date: March 28, 2013

FINANCIAL:

- Reviewed and coded invoices for AP processing
- Reviewed February financials
- Prepared MTD & YTD variance reports

VIOLATIONS:

- Inspections of community completed at intervals.

LANDSCAPE ITEMS/ISSUES:

- 5' Perimeter wall cleanup is in process.
- Erosion repairs on the walking trail are being addressed.

MANAGER ACTION ITEMS:

- Information forwarded to Association Reserves for the updated reserve study.
- Sunland re-stripped the parking lot on March 6th and the seal-coating repairs were completed on March 11th. The punch list has been completed...
- Attended the Building and Grounds Committee meeting.
- I met with the Budget and Finance Committee on March 11 for the second time regarding the 2013-2014 preliminary budget and will be meeting with them on March 27th for a final meeting on the budget.
- The 30 day Annual Meeting package has been mailed.
- Obtaining proposals to repair the area where the "cup" is anchored for the swim lane divider. This repair may involve lowering the water line to re-plaster the area.
- Terravita residents will be using the Bellasera pool April 9th and 10th. This information will be included in the newsletter.
- The light bulbs that were burned out along Pontebella from the bridge to Corva have been replaced.
- Tom McDonald is meeting with Versa Tech regarding the tennis courts on Friday, March 29th.

UPCOMING:

- Recoat of the pool deck.