

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

May 16, 2013 – 3:00 PM

MINUTES

Members Present

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

Others Present

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

Call to Order

- Richard Hoffman, President, called the meeting to order at 3:03 p.m. A quorum was present.
Richard asked the audience if they had any questions; there were none.

Approval of Minutes

- Dennis Corbett moved to approve the minutes from the March 28, 2013, regular meeting. **Minutes were unanimously approved.**
- After a correction of the date on the minutes from the Special organizational meeting on April 21, 2013, the **minutes were unanimously approved.**

Treasurer:

- Joe Pruess, Treasurer, see new business below.

Budget and Finance:

- Marilyn Lillienfeld spoke to the person that is preparing the Reserve Fund Study. There are some concerns on his statement regarding the funding and about his projections with the view fence.

Modifications Committee:

- Dennis Corbett gave the statistics of the number of Modification Applications that have been submitted.
 - 16 satellite violations were issued, 9 were resolved, 4 submitted a modification application but were not approved, 3 we have not heard from.
 - The Committee and Viola Lanam sited 69 gates that needed to be stained.

Building and Grounds Report

- Viola Lanam reported that the staining of the pool deck was complete.
- The Committee is acquiring proposals for landscape enhancement at the front entrance at Scottsdale Road.

- The Committee is looking at stucco walls that are in need of painting.
- Granite has been added at the mailboxes at 77th Way.

Communications:

- Craig Johnson stated the Committee is looking at how to reduce the cost of the newsletter by sending it by email.

Security Committee:

- Gregg Dittoe said the Committee was looking at placing stop signs at several strategic intersections in Bellasera.

Community Manager

- See the attached report.

- Old Business

- Revised Insurance Coverage – CAU
 - Joe Pruess moved to change the current policy's liability coverage from \$3,000,000 to \$2,000,000 and add a \$15,000,000 Umbrella to the policy.
Motion was unanimously approved.

New Business

- Stop Signs:
 - Discussed the need for five stop signs in the community
 - Two signs at Corva and Ponte Bella Dr.
 - One at Ponte Bella Dr. and 77th Way
 - Two at 77th Way at Balao Dr.
 - Also the need to have white lines painted at the stop signs and turn arrows and lane dividers painted at the back gate.
- Gregg Dittoe moved that the Board of Directors consider adding five stop signs and painting lines at the stop signs and lane dividers and turn arrows at the back gate.
Motion unanimously approved.
- YE Financial Reporting Resolution
 - Joe Pruess spoke to the financial reporting resolution to have an audit every third year and not every two years.
 - Joe Pruess moved to accept the resolution as drafted in the packet. **Motion was unanimously approved. See attached.**
- Insurance Proposals:
 - Viola Lanam provided a comparison spreadsheet between CAU's policy and the proposals obtained from LaBarre/Oksnee and The Mahoney Group.
- Flood Insurance:
 - The flood insurance for the clubhouse would run about \$2,205.
 - Discussion of the need to clarify if the guard house is included in the coverage.
 - Richard Hoffman moved to acquire the flood insurance consistent with the proposal and verify if the guardhouse is included, if not obtain a proposal.
Motion was unanimously approved.
- Potential Common Area Improvements and Enhancements.

- There was discussion on an alternative surface for the tennis courts of a rubberized top over the existing courts. Viola Lanam located some courts that had used this technique for the Board to look at. The cost is about 28 – 32K per court. The Board is to explore other alternatives.
- Craig Johnson is to speak to the Communication Committee on the best way to solicit ideas for the grassy area.

Adjournment

- There being no further business, the meeting was adjourned at 4:44 p.m. The next regular Board meeting will be held on June 27, 2013, at 3:00 pm.

Respectfully submitted,

Sharon Foxworth

Sharon Foxworth
Recording Secretary

Attachments:

Community Manager's Report
Resolution

MANAGEMENT REPORT

Bellasera Homeowners Association

Submitted by: Viola Lanam, Community Manager
05/13/2013

BOD Meeting Date: May 16, 2013

FINANCIAL:

- Reviewed and coded invoices for AP processing

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.
- Tree pruning will begin within the next two weeks.
- Summer flowers will be planted shortly.

MANAGER ACTION ITEMS:

- The draft reserve study was received.
- Obtained a revised proposal from CAU for 2 million dollar liability coverage with a 10 million dollar umbrella.
- Obtained CPA Engagement Letters for fiscal year ending 6-30-2013.
- Obtained a proposal for flood insurance.
- Proposals were obtained for comparison to the current carrier of the Association's insurance.
- Attended the Building and Grounds Committee meeting.
- Attended the Budget and Finance Committee meeting.
- The area where the "cup" is anchored for the swim lane divider cannot be repaired until the weather cools off.
- The pool deck was resurfaced by DR Paint on May 6th, 7th and 8th. Terra Vita was very gracious and allowed Bellasera residents to use their pool during this time frame.
- Pool filter #4 was replaced.
- Sharon and I both are fielding calls and returning e-mails regarding the inspections.

UPCOMING:

- Stucco wall repair and painting.
- Repair of sidewalks where necessary.


CONSENT TO ACTION
OF THE BOARD OF DIRECTORS OF
BELLASERA COMMUNITY ASSOCIATION, INC.

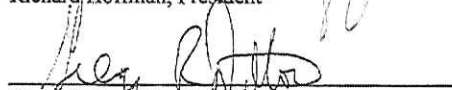
May 16, 2013

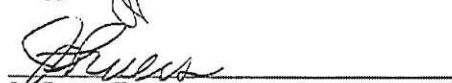
The undersigned, constituting the majority of the members of the Board of Directors of **Bellasera Community Association, Inc.** an Arizona Nonprofit Corporation, pursuant to Section 10-1095 of the Arizona Revised Statutes and, Article III, Section 3.17 of the By-Laws of the Bellasera Community Association do hereby take the following action at a duly held Board of Directors meeting on May 16, 2013.

THEREFORE, BE IT RESOLVED, that the Board accepts the recommendation from the Budget and Finance Committee to have an outside third party accounting firm prepare a fiscal year end audit every third year and a review the following two years. As an audit was prepared for fiscal year ending June 30, 2012, a review will be prepared for fiscal year ending June 30, 2013 and June 30, 2014. Subsequent years will follow as this resolution so states.

Consented to and approved by:


Richard Hoffman, President


Gregg Dittot, Vice President


Joe Pruess, Treasurer


Dennis Corbett, Secretary


Craig Johnson, Director