

BELLASERA
BOARD OF DIRECTORS REGULAR MEETING
Wednesday, May 18, 2022
MINUTES

Call to Order, Quorum, Meeting Protocol

Richard Hoffman called the meeting to order at 12:59pm. With all five Board members present, quorum was established.

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

AAM Present:

Recording Secretary: Denise Guest

Approve minutes from April 24, 2022 BOD meeting

Joseph Carlon made a motion to approve the minutes as submitted. Dave Wyllie seconded the motion. All in favor, motion carried.

Member Comments and Questions

The following items were discussed and addressed: landscaping.

Reports

- **Treasurer** – James Ragborg provided a brief update.
- **Budget and Finance** – same as above.
- **Modifications** – Joseph Carlon, 1 application.
- **Building and Grounds** – Jeannie on the Committee provided an update.
- **Communications** – Richard Hoffman provided a brief update.
- **Security** – nothing to report.
- **Community Manager** – not present
- **President** – Richard Hoffman provided an update.

Old Business

- Pickleball / Tennis Court Proposal to repair
 - Outplay Sports Surfacing – Joseph Carlon made a motion to approve the bid. Dave Wyllie seconded the motion. All in favor, motion carried.
- Roof Replacement – Status – Richard Hoffman provided an update.
- BTN Smart Controller proposal – tabled, need additional bids.
- BTN Clubhouse Irrigation Renovation – defer for further information from building and grounds.
- BTN Year 2 Lighting Proposal – Tom Saari made a motion to approve the proposal. Joseph Carlon seconded the motion. All in favor, motion carried.

New Business

- Board Training with Jonathan Olcott – TBD for July.
- Sunbelt Granite Proposal – Phase 3 – Tom Saari made a motion to approve the proposal for phase 3 for \$29,306. Joseph Carlon seconded the motion and carried 4 to 1 as James Ragborg was opposed.
- Transponder and Amenity Fobs Fees – Richard Hoffman made a motion to increase the fob fee from \$5 to \$10 and the vehicle sticker fee for new owner/car fees to \$40. Dave Wyllie seconded the motion and carried 4 to 1 as James Ragborg abstained.
- Modification Review Fees -
- Clubhouse Facility Use Fees – Richard Hoffman made a motion to increase the rental fee from \$150 to \$300 and the deposit fee from \$150 to \$500. Dave Wyllie seconded the motion and carried 4 to 1 as James Ragborg abstained.
- Committee Minutes – Richard Hoffman noted all minutes should be loaded on the website.
- New Umbrella's and Bases – The Board unanimously approved the proposal.
- Modification Committee Application – Barbara Walsh – Joseph Carlon made a motion to approve Committee member addition. Tom Saari seconded the motion. All in favor, motion carried.
- Bellasera's Facebook Page – Linda McVey Take over for Cheri Valuet-discussed.
- Aquaman Pool Proposal to Service & Repair Pool and Spa – This item was tabled for additional bids to be received.

Next meeting date: June 23, 2022 @ 1pm

Adjournment

With no further business, Richard Hoffman adjourned the meeting at 2:37pm.

Respectfully Submitted by,

Denise Guest

Denise Guest

Recording Secretary on Behalf of the Board of Directors