

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

May 19, 2016 – 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; Dennis Carson, Secretary and Guy Yates, Vice President

Questions from the Floor

- There were no questions

Others Present

- One homeowner was present plus Viola Lanam, Community Manager, and Sharon Foxworth, Office Administrator

Approval of Minutes

- David Reid moved to approve the minutes from the April 17, 2016, Special Meeting after the Annual meeting and minutes from March 24, 2016, regular meeting as submitted. **Minutes were unanimously approved.**

Treasurer and Budget & Finance:

- David Reid reviewed the financials and the Budget and Finance report.
- David suggested that the Reserve Budget be broken out into two separate reports. The second report would be for the road funds.
- The Board agreed to support the account change and break the Reserve Budget into two separate reports as of July 1, 2016.

Modifications Committee:

- Three applications were submitted and approved.

Building and Grounds

- Guy Yates stated there was a bee problem on the trails. However, there is a sign in place from the adjoining community stating the issue.
- Tennis court repair will begin July 5, 2016.
- Three landscape bids were obtained from the following companies: Caretaker, AAA Landscaping and Four Peaks Landscape.
- The vote from the Building and Grounds committee was two to one to accept AAA Landscaping for the new vendor.
- Someone from Building and Grounds will drive the property with AAA Landscaping to show them what Bellasera expects.

Communications & President's Report

- Richard Hoffman would like a follow-up to the Community Survey that was sent to the homeowners to obtain more specific suggestions for the questions. Examples are:
 - Add median lights – Board response is we have reflectors and don't need to follow-up.
 - Hiking Trail Improvements – Need to check out what is meant since the trails are maintained.
 - Recycle Bins at mailboxes – this is not feasible since we do not have any one to empty them.
 - Pickle Ball and Bocce Ball courts – The Building and Grounds Committee is to review.
- Verizon is looking to put the cell tower in the AJ's Shopping Center.
- Flyers are still being sent by a realtor using Bellasera's name and logo. Viola is to have the lawyer send a second sterner letter to them.

Security Committee:

- Dennis Carson reported that we have had a couple of request for stickers for medical assistant care givers.

Community Manager:

- See the attached report.

President:

- See above.

Old Business

- None.

New Business:

- Board Training – Since all board members have received the training from AAM, it was suggested that they have an attorney meet with them to review the State Statutes.
- CPA Engagement Letter – Richard Hoffman will sign the letter
- Landscape Contract – David Reid moved to accept AAA Landscaping as the new vendor.
Motion Carried. The new contract will begin July 1, 2016, and give Four Peaks a 30 day notice.
- Richard Hoffman is to discuss with the Communication Committee regarding how to handle the survey questions.

Adjournment

- There being no further business, the meeting was adjourned at 1:50 p.m.
- The next meeting is scheduled for June 30, 2016, at 1:00 PM.

Respectfully submitted,



Sharon Foxworth
Recording Secretary

Attachments:
Community Manager's Report

MANAGEMENT REPORT

Bellasera Homeowners Association

Submitted by: Viola Lanam, Community Manager

May 18, 2016

FINANCIAL:

- Reviewed and coded invoices for AP processing
- Completed April 2016 MTD and YTD Variance reports

VIOLATIONS:

- Inspections of community completed at intervals.

LANDSCAPE ITEMS/ISSUES:

MANAGER ACTION ITEMS:

- Attended the Building and Grounds Committee meeting on April 10th; AAA Landscape, Caretaker Landscape and Four Peaks presented their proposals to the Committee. A special meeting of the B&G was held on May 16th to review the revised proposals and make a recommendation to the Board.
- Four Peaks has completed yearly trimming of the trees.
- Paramount Roofing has completed the re-coat of the club house roof. They advised Sharon that the drains are full of debris and that is part of the reason water is pooling around the AC units. She has contacted Omega Plumbing to clear the drains.
- The partial granite refreshment that was contracted for this year has been completed by SunBelts Conveyed Aggregate Delivery, LLC.
- The data to update the reserve study has been forwarded to Association Reserves: he came back with several questions. One question is regarding the issue of the granite which is on the agenda.
- A homeowner stopped by the office and said she would like to be on the committee that selects pool cushions and umbrellas. Plus she has some ideas about the front area of the clubhouse where the water fountain used to be. I will follow-up with her.
- US Tennis Court Construction SW will begin work on the two tennis courts July 5th with anticipated completion by the end of July.
- Four Peaks will be dethatching, aeration and sulfur application for the green belt and the dog park turf. This will be completed by the end of May.

UPCOMING:

- Tennis court repair