

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

May 22, 2014 – 1:00 PM

MINUTES

Call to Order

- Richard Hoffman, President, called the meeting to order at 2:03 p.m. A quorum was present.
- Richard asked the audience if they had any questions.

Questions from the Floor

- Homeowner asked if the striker plate could be repaired on the dog park gate.

Members Present

- Richard Hoffman, President; Gregg Dittoe, Vice President; Craig Johnson, Director; Dennis Corbett, Secretary; David Reid, Treasurer

Others Present

- Viola Lanam, Community Manager, and Sharon Foxworth, Office Administrator
- Ms. Theresa Pinto, Flood Control Manager
- Ms. Pat Quinn, Consultant Team Project Manager from JE Fuller
- Two homeowner were present

- Ms. Pinto and Ms. Quinn gave a presentation on the flood study area.

Approval of Minutes

- Dennis Corbett moved to approve the minutes from the March 20, 2014 after the Noise policy was amended. **Minutes were unanimously approved.**

Treasurer and Budget & Finance:

- David Reid reviewed the Budget and finances and gave an update on the reserve funds.
- David suggested the Board look at solar heating for the clubhouse and pool.
- David is to check with Terravita regarding their experience with solar heating.

Modifications Committee:

- Dennis Corbett stated the committee reviewed and processed several applications at the last meeting.

Building and Grounds

- Gregg Dittoe stated that three bids were obtained for the steam room retiling project. They would like to meet with the low cost vendor at the next Board meeting.

Communications:

- Craig Johnson stated the Adopt-A-Road cleanup on April 26th went well. Fifteen others also volunteered to help.
- Dennis Soeffner coordinated this event.
- Craig is to post an article in the newsletter to have the homeowner please keep the gas meter box clean of debris for easier access for the meter reader.

Security Committee:

- Richard Hoffman stated the Transponder Policy was previously approved; however, the wording was thought to be in conflict with the CC&Rs that referred to “co-occupant”. Our lawyer was consulted and suggested to remove the wording and it would make it consistent with the CC&Rs.

Community Manager:

- See the attached report.
 - Smyth Landscaping reimbursement was provided to Accounting. The Board instructed me not to give the complaint calls regarding the charges to Mike Smyth, that management would handle them.

President:

Richard Hoffman stated that he would work with Building and Grounds to conduct light inspections.

Old Business

- **Hiking Trail:** An agreement with the landowner has been finalized but we need a diagram of where and how the trail will be connected. The Board will get with the attorney to obtain a diagram. It is now estimated that it will be the fall before the trail will be completed.
- **Verizon:** Verizon and Fred Smith came and looked at the location for the tower on the 12 acres. The word we hear is that Verizon wants to build on the hill.
- A resident is filing a suit to stop the proceedings. It is still too early to tell what the decision will be.
- **View Fence Painting:** Dennis Corbett stated the painting was going well.
- **Noise Policy:** The Noise policy was changed to be:
 - Monday – Friday 7:00 am to 5:00 pm.
 - Saturday, 8:00 am to 3:00 pm
 - No Sunday or holiday work except for an emergency.
- Craig is to put the policy in the newsletter and send an Eblast.
- **Transponder:** Richard Hoffman stated the lawyer directed us to take out the reference to “co-occupant” in the policy. It would make it consistent with the CC&Rs.
- The revisions to the policy are:
 - NO new transponders are to be issued for motorcycles but grandfather the transponders in that have already been issued.
 - “Non-read” transponders will be a fee of \$50 to obtain a hand held transponder. It can be renewed annually without an annual fee the vehicle must be brought to the

office when it is renewed to ensure it is being used for the vehicle to which it was assigned.

- Fob Policy:
 - Removed the statement that it was “security controlled” and just stated “controlled access”.
 - The owner’s fob is to be deactivated when it is discovered it was given to an unauthorized user. An email is to be sent to the owner explaining the action.
 - Craig Johnson moved to approve the Fob and Transponders policies. **Motion passed.**
 - The policies will be put in the newsletter and all four policies will be included in the homeowner packages.
- SECSA Licensing Agreement: This will be turned over to our lawyer, Jonathan Alcott to review and explain.

New Business:

- **Stucco Walls:** D.R. Paint was authorized to complete the remaining stucco walls. Richard Hoffman moved to have D.R. Paint complete the painting of the stucco walls but not to exceed 10K. Gregg and Dennis are to work with D.R. to find out what it involves. **Motion passed.**
- **Additional Gym Equipment:** Richard Hoffman moved to purchase a monitor for the dual pulley machine, an elliptical machine and replace the three televisions with three flat screen televisions. Dennis Corbett seconded the motion. **Motion passed.**
- **Modification Committee Minutes:** The description the applications that will be placed in the minutes will be: Lot number, Street, description of project and if it was approved or not.

Adjournment

- There being no further business, the meeting was adjourned at 3:30 p.m. The next regular Board meeting will be held on June 26, 2014.

Respectfully submitted,



Sharon Foxworth
Recording Secretary

Attachments:

Community Manager’s Report

MANAGEMENT REPORT

Bellasera Homeowners Association

Submitted by: Viola Lanam, Community Manager

04/20/2014

BOD Meeting Date: May 22, 2014

FINANCIAL:

- Reviewed and coded invoices for AP processing
- Prepared MTD and YTD variance reports.

VIOLATIONS:

- Inspections of community completed at intervals.

LANDSCAPE ITEMS/ISSUES:

- Erosion repair at the end of Ponte Bella west of 74th Way has been completed by Smyth Landscaping.
- Four Peaks added additional rip-rap along the fence north of Pontebella.at the dog park.
- Four Peaks repaired the erosion issue behind the homes of D101-103
- Annual flower replacement was completed.

MANAGER ACTION ITEMS:

- Attended the Budget and Finance Meeting on April 23rd with AAM accounting managers.
- Board Training presented by AAM was completed on May 8th.
- Attended the Building and Grounds Meeting May 13th.
- Provided the Accounts Receivable Department with the invoicing from Smyth Landscaping for reimbursement by homeowners who had requested the removal/replacement of rabbit fencing and/or vegetation from the view fencing. All assessment statements were reviewed prior to mailing of the charges.
- A letter will be included with all assessment statements advising homeowners of the increase in assessments effective July 1, 2014.
- Contacted AAM on-site managers regarding the issue of requiring a SECSA Licensing Agreement
- Obtained proposals for tree trimming.
- Received an additional proposal for remodel of the steam rooms.

UPCOMING:

- Erosion repairs on the walking trail
- Remodel of Steam Rooms
- Lone Mountain Trail