

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

May 24, 2012 – 2:00 PM

MINUTES

Members Present

- Gregg Dittoe, Vice President; Richard Hoffman, Vice President Ed Szkardnik, Treasurer; Joe Pruess, Secretary, and Craig Johnson, Director, Viola Lanam, Community Manager, AAM

Call to Order

- Gregg Dittoe, Vice President, called the meeting to order at 2:00 p.m. A quorum was present.

Approval of Minutes

- Richard Hoffman moved to approve the minutes from April 22, 2012, Special Meeting. Joe Pruess seconded the motion. **Minutes were unanimously approved as submitted.**
- Richard Hoffman moved to approve the minutes from March 28, 2012. Joe Pruess seconded the motion. **Minutes were unanimously approved as submitted.**

Treasurer:

- Ed Szkardnik discussed what the Budget and Finance Committee's major objectives are for reserve fund investments and creating a long term policy for investments.

Budget and Finance

- Charles Schroeder reviewed the prior months' financials.

Modification Committee

- It was determined that the homeowners who submitted applications for review that their names will not be included in the minutes. All submittals listed in the minutes will be identified by lot number only. This protects their privacy as the minutes are posted on the website.

Building and Grounds Report

- .Gregg Dittoe discussed the tennis court crack repairs and recoating of tennis courts 1 and 2 as well as the pool deck repairs. He also stated that the steel railings will be installed shortly.

Communications

- Joe Pruess discussed the committee's ideas to enhance the website.

Security Committee

- Richard Hoffman stated the committee is reviewing and meeting with three vendors for replacement of the current security system for the clubhouse and pool area.

Community Manager

- See the attached report.

President

- Gregg discussed the upcoming street crack sealing and seal coating. Tom McDonald is creating the SOW and he will also supervise the project.

Old Business

- Board Package Contents: The Board would like to continue to receive hard copies of the package at this time. Viola was asked to include a detailed summary of Bellasera's investments in the BOD package.

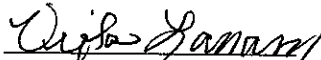
New Business

- Lawsuit update: Richard Hoffman stated there is nothing new to report as we are still in a discovery state.
- Reserve Fund Investment:
 - Gregg will e-mail a draft of the resolution outlining a 5-year investment strategy..
 - Members will review and make recommendations. After the feedback is collected, Gregg will create a final draft to the BOD members for approval, Marilyn, Ed and Charles will begin investigating a permanent investment policy.
- Joe Pruess moved to write off the debt of Lot # 3008. Richard Hoffman seconded the motion. **Motion carried.**
- The Ad Hoc Recreational Committee has held two meetings on the change of use for tennis court #3. When a definitive plan is in place it will be brought before the Board. The base premise at this time is to use the court and create a dog park.

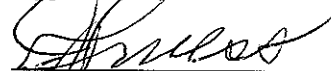
Adjournment

- There being no further business, the meeting was adjourned at 4:10 p.m. The next regular Board meeting will be held on August 23, 2012.

Respectfully submitted,


Viola Lanam
Community Manager

Approved by,


Joe Pruess
Board Secretary

Attachments:

Community Manager's Report

MANAGEMENT REPORT

Bellasera Homeowners Association

Submitted by: Viola Lanam, Community Manager

05/21/2012

BOD Meeting Date: May 24, 2012

FINANCIAL:

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

VIOLATIONS:

- Inspection of property at intervals.

LANDSCAPE ITEMS/ISSUES:

- Four Peaks made a temporary repair on the mainline leak under the asphalt at the Scottsdale Road Entry area in order to re-establish water supply to the spa for the weekend of April 7th. They continued repair attempts to re-establish water to the South side valve by utilizing existing piping that runs under the roadway. As the existing piping was not useable they had to re-route the mainline from the North side running it down and thru the bridge crossing and then up and over to the South side valve/mainline to re-establish the water supply to the South side entry valve.
- Four Peaks is continuing the clean up behind the homes. A map is attached showing the areas that have been completed as of May 17th.
- Summer flowers will be planted this week.

MANAGER ACTION ITEMS:

- Prepared for the annual meeting held on April 22nd.
- Four Peaks completed the annual tree trimming the week of April 23rd.
- An AAM Board training session was held on May 3rd. Sharon prepared Board books for the new members of the Board.
- Attended the Building and Ground's Committee meeting on May 8th.
- Prepared charter and resolution for the Ad Hoc Change of Use of Tennis Court #3 and Common Areas Utilization Committee.
- The pool deck repairs and recoating of tennis courts #1 and 2 have been completed. Sharon came in at 5:00 am on the 14th to lock the doors to the pool
- Tom McDonald of PMIS is preparing a maintenance schedule for the pool deck and tennis courts to maintain a longer life of the assets.
- A compressor for HVAC circuit B has been ordered and should be installed this week.
- The proposal from Steel Creations was accepted for railings at three wash areas and will be installed the last week of May or first week in June.
- A replacement awning has been ordered for the bench at the tennis court.
- Sharon continues to work with the Security Committee and attend their meetings.
- Sharon met with IEP's management supervisor who worked on the Keri Door system to set the time with the computer time and to show how to download reports.
- The Security Committee, Sharon and I met with ADT, IEP and QuickPass to discuss their security systems. Each of the companies will be submitting a proposal for clubhouse security.

- The flower woks and trash containers located around the club house were sealed and painted.
- I will be attending the Ad Hoc Change of Use

UPCOMING:

- Road resealing