

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

May 28, 2015 – 1:00 PM

MINUTES

Call to Order

- Richard Hoffman, President, called the meeting to order at 1:06 p.m. A quorum was present.

Members Present

- Richard Hoffman, President; David Reid, Treasurer; Craig Johnson, Director, Kirk Rimsnider, Secretary and Guy Yates, Director.

Others Present

- Viola Lanam, Community Manager, and Sharon Foxworth, Office Administrator

Questions from the Floor

- No questions

Approval of Minutes

- David Reid moved to approve the minutes from the March 30, 2015, and April 19, 2015, meetings as submitted. Kirk Rimsnider seconded the motion. **Minutes were unanimously approved.**

Treasurer and Budget & Finance:

- David Reid reviewed the financial statement, budget and operating expenses. Viola is to have Four Peaks give two bids for tree trimming when the contract is up. One bid is to include the tree trimming and the other one without.

Modifications Committee:

- Six applications were submitted in April but one was rejected needing more information. One application was received in May for a change of paint scheme for the house. It was approved.

Building and Grounds

- Guy Yates gave a summary of the items that have been completed. However the rabbit proofing of the dog park is on hold.
- He gave an overview of the trails condition and signage perhaps that is needed.

Communications:

- Craig Johnson reported that the Lone Mountain Rd. clean up was April 18th and everything went well. However, the team suggested that water be provided.
- The bulletin board repair was appreciated.
- It was suggested that a reminder of no speeding or running stop signs be placed in the newsletter.
- It was suggested to have the white lines at the stop signs be repainted. Sharon is to call D.R. Paint to have it done.

Security Committee:

- The Security Committee did not meet.
- Viola is obtaining a bid from another security company for guards.

President:

- Richard Hoffman stated that the trees that the homeowner purchased to replace the trees that were cut in the NAOS area were not approved by the city of Scottsdale.
- Verizon still has not made any decision regarding the Bellasera placement of a cell tower.

Community Manager:

- See the attached report.

Old Business

- None.

New Business:

- Guy Yates moved to accept Steve Bennett and Paul Anetsberger to become new members of the Building and Grounds Committee. Richard Hoffman seconded the motion.
Motion Carried.
- Information is being compiled regarding 30 day rentals and outside counsel will be contacted on how to proceed.
- The flood control department has new maps and will present the information at the next board meeting.

Adjournment

- There being no further business, the meeting was adjourned at 2:15 p.m.
- The next Board meeting will be held on June 25, 2015, at 1:00 P.M.

Respectfully submitted,



Sharon Foxworth
Recording Secretary

Attachments:

Community Manager's Report

MANAGEMENT REPORT

Bellasera Homeowners Association

Submitted by: Viola Lanam, Community Manager

5/27/2014

BOD Meeting Date: May 28, 2015

FINANCIAL:

- Reviewed and coded invoices for AP processing
- Completed 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 May 12th.
- DR Paint has painted the posts and lamps at the tennis courts and Dog Park.
- Sharon and I will begin the process of determining which lots need to remove and replace trees that are dead.
- Contacted Steve Autry with Advance Exercise Equipment regarding delivery of the bicycles and he is anticipating delivery sometime between Wednesday and Friday of this week.
- The annual tree pruning has been completed.
- The trees have been trimmed and debris removal completed at the Pontebella Cul-da-sac as requested by Michael Frank for the survey engineer to obtain accurate readings.
- An e-mail was received from Park Pro along with a letter from the City of Scottsdale stating that by July 1st due to revised fire code 4045 section 502.7 that the installation of a key switch and pre-emption sensor shall be required on all electric entry controlled security gates across a fire apparatus road. The cost is \$1,738.64. The proposal has been signed and forwarded to Park Pro.
- The camera at the entrance lane has been installed.
- All bulletin boards have had the cork board replaced and all were sealed.
- Erosion repair at lot 5010 is to be completed by the end of June.
- Repair to the existing Lone Mountain trail, signage and additional trail heads are under discussion with the Building and Grounds Committee.

UPCOMING:

- Erosion repairs on the walking trail
- Median Enhancement