

**BELLASERA COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING  
Tuesday, June 18, 2019 at 1:00pm  
Minutes**

**Meeting called to order at 1:00pm**

**Attendees:**

Dennis Carson  
Dave Reid  
Joe Carlon  
Carl Leroux (via phone)  
Dennis Soeffner  
Laurie Forte

**Absent:** none

**Guests:** Paul Rippens (resident and retired Chief of Forestry for LA County Fire Department, subject matter expert)

**Approval of May 29 meeting minutes:**

Joe C. motioned the approval of the minutes from the May 29, 2019 BOD meeting, a second by Dave R., the resolution was approved.

**RESOLVED:**

**The minutes of the May 29, 2019 meeting of the Board of Directors are approved by all board members in attendance.**

**Approval of June 12, 2019 emergency meeting minutes:**

Joe C. motioned the approval of the minutes from the June 12, 2019 BOD meeting, a second by Dennis S., the following resolution was approved.

**RESOLVED:**

**The minutes of the June 12, 2019 emergency meeting of the Board of Directors are approved by all board members in attendance.**

**Member Comments and Questions:**

None

**Reports:**

- **Budget and Finance –**
  - 2 CD's will expire in July. Dave R. will handle

- **Modifications**
  - No modification applications in June
  - The committee developed a process for house painting inspections
  - Dunn Edwards is the newest color palette for Bellasera. New charts and a link to the Dunn Edwards web page will be set up
- **Building and Grounds**
  - Paul Rippens has volunteered to help the B&G committee with fire concerns
  - Fitness center flooring and new equipment orders have been placed. Planning for late July installation
  - The west tennis court was painted and looks great. New pickle ball lines were painted on the basketball court
- **Communications – no report**
  - Will need to communicate new guard hours for the summer
- **Community Manager**
  - See attached report
- **President’s report – no report**

**Old Business:**

- **Gate incident on Memorial day**
  - Resident paid the \$250 fine. The board agreed to not turn off his gate access privileges, and accept the check as payment in full of the violation.
- **Follow up discussion re:fire break**
  - The Fire Marshall will meet with the board and B&G committee on June 24<sup>th</sup> at 11am
- **Facilities policy update.**
  - Joe and Carl are finalizing an updated policy that will include pickle ball rules.
  - The ‘pickle ball’ club will purchase new nets to be used on the West Tennis Court.
- **View fence painting update.**
  - We have contacted the 4 residents whom opted out in 2014. After inspections, they are in violation of the agreement. Letters have been sent to those residents. One resident has already agreed to rescind the opt out agreement.
- **Ceiling repair in clubhouse**
  - Not started, will be done in July
- **Penalties for outstanding fines.**
  - AAM has the ability to charge interest of 10% on outstanding fines annually via a manual entry each year.
- **Response from resident fined \$250 for a back gate entry violation (on Labor Day)**
  - Resident paid the fine and the board agreed to not impose the 30 day suspension of the gate passes.

- **Response from resident regarding outstanding fines.**
  - \$100 was offered from the resident, the board to accept nothing less than \$250, the amount of the original fine.
- **Retiling of the outdoor shower and replacement of fixtures**
  - Project was approved and will proceed in July

**New Business:**

None

**Next meeting date:**

September 25, 2019 1:00pm

Meeting was adjourned at 2:10pm