

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

June 23, 2011

MINUTES

Members Present

- Susan Loiselle, President; Gregg Dittoe, Vice President; Ted Dixon, Treasurer; Dennis Soeffner, Director
- Absent: Bruce Martin, Director

Others Present

- Viola Lanam, Community Manager, AAM and Sharon Foxworth, Assistant
- Several committee members and home owners were present.

Call to Order

- Susan Loiselle, President, called the meeting to order at 2:10 PM.

- Susan Loiselle moved to nominate Gregg Dittoe as temporary secretary, in accordance with Bylaw 4.4(c) until such time as a permanent secretary is seated. **Motion carried unanimously.**

Approval of Prior Minutes

- A motion was made to approve the minutes from the May 26, 2011, Board meeting. **Minutes were approved as submitted.**

Member Comments and Questions

- Bob Huff welcomed everyone to attend the Building and Grounds Committee Meetings.

Treasurer's Report

- Ted Dixon reviewed the Financial Report.

Budget and Finance

- Charles Schroeder reviewed the May 2011, Financial data.

Modification Committee Report

- Attached

Building and Grounds Committee Report

- Attached

Communications Committee Report

- None

Community Manager's Report

- Attached


New Business

- Susan Loiselle moved to appoint a new person to the Modification Committee to Replace Anne Chernis. **Motion Passed Unanimously.**
- Dennis Soeffner moved to appoint Bruce Martin as the Board Representative to the Modification Committee effective immediately. **Motion passed unanimously.**
- Susan Loiselle moved to appoint Dennis Soeffner as the Board Representative to the Communication Committee. **Motioned carried unanimously.**
- Dennis Soeffner moved to appoint Bruce Martin as Board Secretary and Gregg Dittoe as interim Board Secretary as needed. **Motion carried unanimously.**
- Susan Loiselle moved to request the Communications Committee to explore the feasibility of Face Book for use by the Community. **Motion carried with Ted Dixon voting nay.**
- The Board discussed a Facilities Reservation Request submitted by Anna Ingram regarding the use of the Activity Room, hallway and pool area for a charitable Auction to take place on November 5, 2011. VP, Gregg Dittoe, discussed the Board's concerns regarding specific liability issues. The Board and Mrs. Ingram agreed to further discussion following the Board's receipt of a rental agreement from the Association's legal counsel.

Adjournment

- There being no further business, the meeting was adjourned at 3:20 p.m.

Respectfully submitted,


Sharon Foxworth
Recording Secretary

Approved by,


Gregg Dittoe
Acting Board Secretary

Attachments:

Community Manager's Report

MANAGEMENT REPORT

Bellasera Homeowners Association

Submitted by: Viola Lanam, Community Manager

6/20/2011

BOD Meeting Date: June 23, 2011

FINANCIAL:

- Reviewed and coded invoices for AP processing
- Reviewed financials
- Prepared MTD & YTD variance reports
- Forwarded AR and attorney reports to Paul Snyder for his delinquency report

VIOLATIONS:

- Inspection of property at intervals.

LANDSCAPE ITEMS/ISSUES:

- Maintenance crew worked along the entry way, along Pontebella up to Corva, the parking lot & Club House area, 76th St. entry and along Corva and 77th and Balao. Tree pruning was a major focus following recent winds, pruning plants as needed and weed removal continue. Follow up post emergent for weeds, targeting areas around the Club House and throughout the property was completed last week.
- The crew fertilized the rye grass on May 24th and the next fertilization is scheduled in June.
- The rye grass is being mowed weekly at 2" height. The turf is irrigated 4 days per week for 45 minute run times – start time is 12:30 am. Irrigation is programmed and mow height set for Bermuda promotion.
- The annual flowers have been planted.
- The annual arbor tree trim is scheduled to begin June 21st.

MANAGER ACTION ITEMS:

- Met with Building and Grounds committee on Tuesday, June 14th
- A major repair was completed with the drain located in the men's bathroom and which also services the ladies bathroom. A part had to be replaced; however, it was found that gym wipes are being flushed down the toilets. If the leak had not occurred, a plumbing company would have been called shortly as the wipes would have blocked the pipe.
- Many of the six pool umbrellas that were purchased last month have already broken. I am searching for a more durable and heavier umbrella that will withstand winds, etc.
- I have contacted Tom McDonald for help preparing a scope of work for the pool deck repairs.
- Working on obtaining road reflectors for such areas as Balao between Visao and Brisa. Replace those that have come off along Pontebella to Corva.
- Four Peaks is preparing a proposal for river rock for three areas where the wash meets the sidewalk.
- Obtaining a proposal from Four Peaks for placing large rocks at mailbox kiosks to prevent vehicles from making a u-turn and displacing granite at those areas.

- The bottom bulkhead on the spa filter is cracked and leaking and needs to be replaced. This will include changing out 500 pounds of sand. Total cost is approximately \$426.00. The work will be completed this week.

Page 2

Management Report

June 20, 2011

- Bees were removed at an irrigation box between 7462 and 7474 Visao.
- Two HVAC units (AC-4 & AC-5) were damaged by hail and requires the comb-out of coil fins. This work is scheduled to be completed shortly.
- Reviewing the proposals received for the landscape maintenance.
- Replied to e-mails and phone calls.

UPCOMING:

- A proposal has been received from Four Peaks for the next re-veg area which is for the front entrance and along Pontebella Dr. to Corva. This is presently on hold.
- Will obtain additional proposals for the pool deck repair.
- Drive community specifically for monitoring community walls for painting
- Drive community specifically for monitoring lots for number of trees to meet Community Wide Standards of Landscaping as adopted by the BOD