

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

June 25, 2015 – 1:00 PM

MINUTES

Call to Order

- Richard Hoffman, President, called the meeting to order at 1:00 p.m. A quorum was present.

Members Present

- Richard Hoffman, President; David Reid, Treasurer; Craig Johnson, Director and Guy Yates, Vice President

Absent:

- Kirk Rimsnider, Secretary.

Others Present

- Viola Lanam, Community Manager, and Sharon Foxworth, Office Administrator and three homeowners.
- Three guests from Pinnacle Peak West Area Draining Flood Plane.
 - They shared information on the 100 square mile study of FEMA on the 100 year flood plane and Bellasera's flood risk. For more information go to their website at www.fcd.maricopa.gov.

Approval of Minutes

- Guy Yates moved to approve the minutes from the May 28, 2015, meeting as submitted. **Minutes were unanimously approved.**

Treasurer and Budget & Finance:

- David Reid reviewed the financial statement, budget and operating expenses.

Modifications Committee:

- Four applications were submitted in May and all were approved.

Building and Grounds

- Guy Yates discussed the granite refresh around the clubhouse and median.
- Painting of the stripes on the street at the stop signs.
- Crack seal on roads.

Questions from the Floor

- There was discussion from the homeowners regarding the crack seal.

Communications:

- Craig Johnson reported there was no meeting in May; however, a few lights around the pool were out. Sharon will call to have them replaced.

Security Committee:

- The Security Committee did not meet.

President:

- None.

Community Manager:

- See the attached report.

Old Business

- Regarding 30 day rentals, per the Association's violation policy a fine can be issued to homeowners for leasing their home for less than the 30 day minimum.
- Richard is to talk to the lawyer, Jonathan Alcott, regarding amending our violation policy to include turning off fobs and gate openers if fines are not paid.

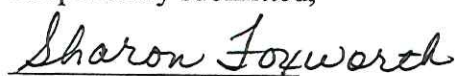
New Business:

- Richard Hoffman moved to approve the bid speck from Frank Civil Consulting regarding the crack seal. Guy Yates seconded the motion and all voted to approve. **Motion passed.** Frank will be asked to speak to the Building and Grounds Committee regarding recommendations.
- David Reid moved for Richard Hoffman and Guy Yates to have the authority to review contracts and select a contractor for the street maintenance and drainage project. **Motion passed.**
- Verizon is again interested in placing a cell tower in Bellasera. It will be a smaller tower without a generator. It will bring revenue of 18K per year and would be for the Bellasera community only. An informational community meeting will be set for later in the year to discuss the new offer from Verizon.
- The AAM contract was approved by the board.

Adjournment

- There being no further business, the meeting was adjourned at 2:40 p.m.
- The next Board meeting will be held on September 24, 2015, at 1:00 P.M.

Respectfully submitted,



Sharon Foxworth
Recording Secretary

Attachments:

Community Manager's Report

MANAGEMENT REPORT

Bellaser Homeowners Association

Submitted by: Viola Lanam, Community Manager

June 22, 2015

BOD Meeting Date: June 25, 2015

FINANCIAL:

- Reviewed and coded invoices for AP processing
- Completed May 2015 MTD and YTD Variance reports

VIOLATIONS:

- Inspections of community completed at intervals.

LANDSCAPE ITEMS/ISSUES:

- Weeds in the community common areas.

MANAGER ACTION ITEMS:

- Richard Hoffman, Guy Yates and I met with Michael Frank regarding the wash area west of 74th Way at the Pontebella cul-da-sac June 2nd.
- Joe Carlon, Sharon Foxworth and I met with Kyle Williams of Securitas Security on June 2nd.
- Attended the Building and Grounds Committee meeting on June 9th. Discussion continued on the trails and liability issues. Guy Yates has talked to the City of Scottsdale regarding this issue.
- DR Paint is scheduled to paint the white stripes at the intersection of Corva and Pontebella and at the rear gate this week.
- The check has been received for the used treadmills.
- Park Pro has installed a key switch and pre-emption sensor, as required by a new City Statute, on all electric entry controlled security gates that cross a fire apparatus road.
- Maricopa County Environmental Services tagged us for the double doors located in the hallway. If these doors were pushed too far open when entering from the pool area, one of the doors would not close automatically. This issue has been repaired.

UPCOMING:

- Erosion repairs on the walking trail
- Median Enhancement