

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

June 26, 2014 – 1:00 PM

MINUTES

Call to Order

- Richard Hoffman, President, called the meeting to order at 2:00 p.m. A quorum was present.
- Richard asked the audience if they had any questions.

Questions from the Floor

- A homeowner asked about the transponders for motorcycles and why the fee of \$75 annually but allows FedEx and other delivery vehicles in without them. Richard explained the transponder policy and said we would work with him see if a sticker would work on the windshield of his motorcycle instead of using the hand held device.

Members Present

- Richard Hoffman, President; Gregg Dittoe, Vice President; Dennis Corbett, Secretary; David Reid, Treasurer

Absent: Craig Johnson, Director

Others Present

- Viola Lanam, Community Manager, and Sharon Foxworth, Office Administrator
- One homeowner was present

Approval of Minutes

- David Reid moved to approve the minutes from the May 22, 2014, as submitted. **Minutes were unanimously approved.**

Treasurer and Budget & Finance:

- David Reid reviewed financials and the Budget and Finance report.

Modifications Committee:

- Meeting was not held.

Building and Grounds

- Gregg Dittoe deferred to Viola Lanam's community management report.
- David Reid contacted Terravita regarding solar heating and they did not recommend going forward with it.

Communications:

- None

Security Committee:

- A key pad and call box at the back gate was discussed and a bid was received.
- There was a discussion on extending the median at the back gate to discourage traffic from turning and entering through the exit gate.

Community Manager:

- See the attached report.

President:

Richard Hoffman stated the court denied Mr. Visconti on June 9th the right to intervene in the law suite decision. He was given until July 9th to appeal. After July 9th and there is no appeal, we will move forward with the survey of the easement area.

Old Business

- **Hiking Trail:**
 - Still working to resolve and finalize the contract.
- **Verizon:**
 - No update from Verizon
- **SECSA Licensing Agreement:**
 - Viola Lanam is checking with Cox Communication to see if we need the insurance and checking with our lawyer to see if we can insist people that play music at the clubhouse when they rent the facility can have their own insurance so Bellasera doesn't have to have it.
- **Noise & Work Rules:**
 - Richard is to revise the rules for summer hours and discuss at next meeting.

New Business:

- **Stucco Walls:** Gregg Dittoe moved approve the bid from D.R. Paint to complete the painting of the stucco walls. **Motion passed.**
- **Additional Gym Equipment:** Richard Hoffman moved to purchase a monitor for the dual pulley machine, an elliptical machine and replace the three televisions with three flat screen televisions. Dennis Corbett seconded the motion. **Motion passed.**
- **Steam Rooms:** It was discussed to add to the bid a sealer to discourage smell and mold growth. Peter Tsvetanov is to talk to Mike Rutolo to see what he recommends. David Reid moved to go forward with the retiling of the steam rooms. **Motion Passed.**
- **Water Fountain:** Richard moved to approve the bid for a water fountain outdoors. **Motion carried.**
- **Call Box at Lone Mountain Gate:** There was a discussion on the process of using the call box to resolve issues. Will continue discussion when the need arises.
- **B&G Committee Member:** Richard Hoffman moved to approve Mike Rutolo's application to join the committee. **Motion Passed.**

- **Tree Trimming:** Richard Hoffman moved to accept the bid from Four Peaks for the community tree trimming. **Motion Passed.**

Adjournment

- There being no further business, the meeting was adjourned at 3:15 p.m. The next regular Board meeting will be held on September 17, 2014, at 1:00 pm.

Respectfully submitted,

Sharon Foxworth

Sharon Foxworth
Recording Secretary

Attachments:
Community Manager's Report

MANAGEMENT REPORT

Bellasera Homeowners Association

Submitted by: Viola Lanam, Community Manager

06/20/2014

BOD Meeting Date: June 26, 2014

FINANCIAL:

- Reviewed and coded invoices for AP processing
- Prepared MTD and YTD variance reports.

VIOLATIONS:

- Inspections of community completed at intervals.

LANDSCAPE ITEMS/ISSUES:

- Small issues that Four Peaks has taken care of quickly.

MANAGER ACTION ITEMS:

- Plan on attending the Budget and Finance Meeting scheduled for June 25th.
- Prepared a committee package for the Building and Grounds Meeting June 10th.
- The Building and Grounds Committee met with Omega Contracting to review his proposal for the steam rooms and clarify several points.
- Handicap rails were installed in the showers.
- The dog park gate was repaired
- We inspected the view fence on residents that Opted-out of the painting to see if the fence needed to be painted. Violation letters were sent. Still need one more opt-out form.
- Contacted Cox Communication at the suggestion of Jonathan Olcott regarding the issue of requiring a SECSA Licensing Agreement. The attorney suggested that we contact Cox and find out whether a business subscription would solve the problem.

UPCOMING:

- Erosion repairs on the walking trail
- Remodel of Steam Rooms
- Lone Mountain Trail
- Median Enhancement
- Tree Pruning