

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

June 27, 2013 – 3:00 PM

MINUTES

Members Present

- Richard Hoffman, President; Gregg Dittoe, Vice President; Joe Pruess, Treasurer; Craig Johnson, Director; Dennis Corbett, Secretary was on conference call by phone.

Others Present

- Viola Lanam, Community Manager, and Sharon Foxworth, Office Administrator
- Four homeowners were present

Call to Order

- Richard Hoffman, President, called the meeting to order at 3:03 p.m. A quorum was present.
Richard asked the audience if they had any questions.
 - One homeowner asked if perhaps the Facilities Policy could be changed to raise the security deposit for people that rent the clubhouse for functions and do not abide by the cut off time for making noise. Richard stated the Board would look into the revision of the policy.

Approval of Minutes

- Gregg Dittoe moved to approve the minutes from the May 16, 2013, regular meeting.
Minutes were unanimously approved.

Treasurer:

- Joe Pruess, Treasurer, reviewed the account activity and CD purchase and summarized the investment funds.

Budget and Finance:

- Marilyn Lillienfeld asked for an extension of the Reserve Study deadline and it was approved.

Modifications Committee:

- Dennis Corbett stated the committee reviewed three applications at the last meeting.

Building and Grounds Report

- Viola Lanam reported the committee would be asking for bids for Christmas lights for the front entrance.

Communications:

- Craig Johnson stated the Committee is working on a new Community Directory that will be sent by email in July.
- Only 25 newsletters were mailed in June all others were sent by email.

Security Committee:

- Gregg Dittoe stated the five stop signs were installed and the stop bars and lane lines and turn arrows were painted at the back gate.

Community Manager:

- See the attached report.

President:

Richard stated that there are many reports of speeding in the community. He suggested the license plate number be taken and turned into the office so a violation could be issued.

- **Old Business**

- Joe Pruess moved to accept the flood insurance for the guardhouse as it was presented. **Motion was unanimously approved.**
- Joe Pruess moved to approve the 2013-2014 Budget. **Motion was unanimously approved.**

New Business

- Gregg Dittoe moved to adjust the reserve funding to a goal of 80%. **Motion was unanimously approved.**
- Joe Pruess moved to obtain Frank Civil Consulting to do an initial 10 year study on the roads in Bellasera. **Motion was unanimously approved.**
- After discussion regarding the enforcement of satellite dishes to adhere to the rules all unanimously agreed the Modification Committee will be the final decision on approved satellite dishes.
- After discussion of adding additional fencing to the dog park the board agreed to ask Four Peaks to put additional rip rap in the area in question so animals won't fall.
- The management contract is not available at this time.
- All agreed to defer the application to join the Modification Committee until the next meeting.

Adjournment

- There being no further business, the meeting was adjourned at 4:12 p.m. The next regular Board meeting will be held on September 26, 2013, at 3:00 pm.

Respectfully submitted,



Sharon Foxworth
Recording Secretary

Attachments:
Community Manager's Report

MANAGEMENT REPORT

Bellasera Homeowners Association

Submitted by: Viola Lanam, Community Manager

06/24/2013

BOD Meeting Date: June 27, 2013

FINANCIAL:

- Reviewed and coded invoices for AP processing

VIOLATIONS:

- Inspections of community completed at intervals.

LANDSCAPE ITEMS/ISSUES:

- Four Peaks' Maintenance Report for week ending June 21st is attached.
- 5' Perimeter wall cleanup is in process.
- Tree pruning is completed.

MANAGER ACTION ITEMS:

- Attended the Building and Grounds Committee meeting.
- Attended the Budget and Finance Committee meeting.
- Obtained a proposal for flood insurance for the Guard House.
- Forwarded requested changes to DJ Vlaming for the reserve study.
- Obtained two street study proposals for review by the B&G Committee for a recommendation to the BOD.
- Met with DR Paint and walked the community walls.
- Contacted three vendors for concrete repairs.
- Contacted three vendors for proposals to re-tile steam rooms.
- Contacted three vendors for Christmas Lighting at the front entrance.
- The pool view fence has been painting has been completed.
- The Stop signs have been installed and Sunland has contracted to paint the white lines and arrows.
- Sunland will correct the street patch repair at the east end of the cul-da-sac on Brisa.
- The water softener is not working and we are waiting to receive a proposal for repair or possible replacement.
- Sharon and I both continue to field phone calls and e-mails from homeowners.

UPCOMING:

- Stucco wall repair and painting.
- Repair of sidewalks where necessary.
- Erosion repairs on the walking trail are being addressed.