

**BELLASERA**  
**BOARD OF DIRECTORS REGULAR MEETING**  
**Thursday, August 25, 2022**  
**MINUTES**

**Call to Order, Quorum, Meeting Protocol**

Richard Hoffman called the meeting to order at 1:01pm. With all five Board members present, quorum was established.

Board Member(s) Present: Richard Hoffman, Joseph Carlon, James Ragborg, Dave Wyllie, Tom Saari (via Zoom)

AAM Present: Pamela Nunnally, Assistant Community Manager

Recording Secretary: Denise Guest

**Approve Minutes from July 13, 2022 BOD meeting**

Joseph Carlon made a motion to approve the minutes as submitted. Dave Wyllie seconded the motion. All in favor, motion carried.

**Member Comments and Questions**

None

**Reports**

- **Treasurer** – James Ragborg provided a brief update.
- **Budget and Finance** – same as above.
- **Modifications** – Joseph Carlon reported there were four approved submittals.
- **Building and Grounds** – The Committee provided an update.
- **Communications** – none
- **Security** – Joseph Carlon provided updates.
- **Community Manager** – Pamela provided updates on community projects.
- **President** – nothing to report.

**Old Business**

- Board Training with Jonathan Olcott – TBD
- Parking Rules – This item was discussed. No action taken.  
There were 52 homeowners in attendance, several of which had comments and questions regarding the parking policy. All comments and questions were addressed.

**New Business**

- Design Guidelines Revised – info only. Building and Grounds approved.
  - 14 Section F
  - 29 Section 7 a

- 35 Section VI

→ Tom Shannon – Building and Grounds Chair – info only.

**Next meeting date:** September 22, 2022 @ 1:30pm

**Adjournment**

With no further business, Richard Hoffman adjourned the meeting at 2:57pm.

Respectfully Submitted by,

**Denise Guest**

Denise Guest

Recording Secretary on Behalf of the Board of Directors