

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

**August 30, 2012 – 2:00 PM**

**MINUTES**

**Members Present**

- Gregg Dittoe, President; Richard Hoffman, Vice President, Joe Pruess, Treasurer, and Craig Johnson, Director.
- Absent: Ed Szkardnik, Secretary

**Others Present**

- Viola Lanam, Community Manager; Sharon Foxworth, Administrative Assistant
- Homeowners present: Five homeowners were in attendance.

**Call to Order**

- Gregg Dittoe, President, called the meeting to order at 2:05 p.m. A quorum was present.

**Approval of Minutes**

- Richard Hoffman moved to approve the minutes from the July 26, 2012, regular meeting as submitted. **Minutes were unanimously approved.**

**Treasurer:**

- Joe Pruess reviewed the July financial statement.

**Budget and Finance**

- Marilyn Lillienfeld reviewed the Budget and updated the Board of the meeting with the CPA.
- Charles Schroeder reviewed the collection information.

**Modification Committee**

Craig Johnson reviewed the Modification Applications that were submitted.

**Building and Grounds Report**

- Bob Huff reviewed the items that have been completed. And discussed items that are still in need of being completed.
- The green traffic reminders will be put out as needed.

**Communications**

- None

**Security Committee**

- Richard Hoffman reviewed the clubhouse fob process. The fobs have been ordered and are expected to arrive next week.

- Viola Lanam researched the cameras the other communities have installed and they are reported to be successful.

### Community Manager

- See the attached report

### President

- Gregg Dittoe stated that regarding the lawsuit there was nothing new to report.

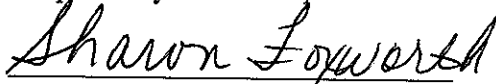
### New Business

- Marilyn Lillienfeld read a resolution to transfer 1M to Chase. **See attached.**  
Gregg Dittoe asked the audience if anyone had any questions or input.
- Gregg Dittoe made a motion to accept the resolution as written. **Motion passed.**
- A community meeting will be held on September 27<sup>th</sup> at 6:00 pm in the clubhouse to hear plans regarding the plans for use of tennis court number three.
- Gregg Dittoe polled each board member and asked if they each agreed to go forward with the plans for a dog park along the parameters that were discussed. All stated they agreed.
- The next meeting of the Ad Hoc Committee is scheduled for September 7<sup>th</sup> at 10:00 am in the clubhouse. A meeting notice will be posted stating a quorum of Board Members will be present.
- Bids for the road repairs were reviewed. The bids were higher than were requested. The lowest bid will be reviewed to see how it can be implemented without going above the requested amount.

### Adjournment

- There being no further business, the meeting was adjourned at 4:12 p.m. There will not be a regular Board Meeting in September due to the Community Meeting on September 27<sup>th</sup>.

Respectfully submitted,



Sharon Foxworth

Recording Secretary

Attachments:

Community Manager's Report

Resolutions

## **MANAGEMENT REPORT**

### **Bellasera Homeowners Association**

Submitted by: Viola Lanam, Community Manager

08/29/2012

BOD Meeting Date: August 30, 2012

#### **FINANCIAL:**

- Reviewed and coded invoices for AP processing
- Reviewed July financials
- Prepared July MTD & YTD variance reports

#### **VIOLATIONS:**

- Inspection of property at intervals.

#### **LANDSCAPE ITEMS/ISSUES:**

- Four Peaks repaired a break in a lateral irrigation line by the guard house. It is under the street and required a locator to find a sleeve under the road.

#### **MANAGER ACTION ITEMS:**

- Prepared July Financials.
- Attended the Building and Grounds meeting.
- The "little green munchkin" was approved by the BOD and has been placed in crucial areas in the neighborhood to alert people not to speed.
- The contract with ADT was signed and the fobs for the clubhouse have been ordered and should arrive early next week.
- DR Paint painted the fire lane by the guard house.
- Omega Star Construction repaired a water leak at the ceiling in the guardhouse.
- Omega Star Construction also fixed a leak in the water softener. (We found a great plumber.)
- Keith Christian delivered the new 2012 Directories and they are being distributed to residents who specifically request a hard copy.
- A community inspection was completed that was specific to satellite dishes that are visible from the street.
- Sharon completed a spread sheet with a list of residents and tenants names to include: email addresses, phone numbers, transponder device numbers and fob numbers.
- Gregg and I met with Tom McDonald regarding the proposals for street sealing. The issue with the tennis court surface beginning to crack was discussed. The issue with the product will be covered under the warranty.
- An updated Move-In report is attached from August 1<sup>st</sup> through September 30, 2012

#### **UPCOMING:**

- Seal coating

**CONSENT TO ACTION  
BY THE BOARD OF DIRECTORS  
BELLASERA COMMUNITY ASSOCIATION  
c/o AAM, LLC  
1600 W. Broadway Rd., Suite 200  
Tempe, AZ 85282**

The undersigned, constituting the majority of the members of the Board of Directors of **Bellasera Community Association, Inc.** an Arizona Nonprofit corporation, hereby take the following action at a duly held Board of Directors meeting on August 30, 2012.

**RESOLVED** that the Continuing Investment Resolution dated February 24, 2011 be amended as follows:

**WHEREAS** the current investment policy of Bellasera Community Association, Inc. is amended to permit a transfer of one-million dollars (\$1,000,000,000) in cash from Reserve Fund Accounts at Merrill Lynch and Mutual of Omaha Bank into, initially, a non-interest bearing, FDIC insured account as Chase Bank in Carefree, AZ.

**WHEREAS** after the initial deposit has been made, Chase is authorized to invest up to three-hundred-thousand dollars (\$300,000) of that account in rated, investment grade non-equity non-FDIC insured marketable debt securities and up to seven-hundred-thousand dollars (\$700,000) of that account in FDIC-insured certificates of deposit, having a maturity of from one to three years, such certificates being issued by Chase Bank and other highly-rated FDIC-insured financial institutions.

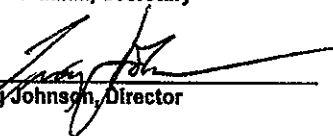
**WHEREAS** all investments shall require the prior approval by a quorum of the Board of Directors of Bellasera Community Association and be executed upon the signed consent of two officers of the Board.

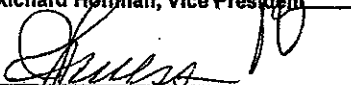
**IN WITNESS WHEREOF**, the undersigned have executed this consent as of this 30th day of August 2012.

  
\_\_\_\_\_  
Gregg Ditto, President

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Ed Szkaradnik, Secretary

  
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Richard Hoffman, Vice President

  
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Craig Johnson, Director

  
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Joe Pruess, Treasurer