

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

September 22, 2016 – 1:00 PM

MINUTES

Call to Order

- Richard Hoffman, President, called the meeting to order at 1:02 p.m. A quorum was present.

Members Present

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

Others Present

- Viola Lanam, the Community Manager, Laurie Forte, Office Administrator and two homeowners.

Questions from the Floor

- There was a question raised about a memorial for Don Bradley at the dog park. Will be discussed later in the meeting.

Approval of Minutes

- Upon motion duly made and seconded the June 30, 2016 meeting minutes were approved.

Treasurer and Budget & Finance:

- The financial statements were reviewed.

Modifications Committee:

- One application for modifications was reviewed and approved by the Committee, and no issues were presented for discussion.

Building and Grounds

- Request for sweeper schedule and note to advise homeowners via e-mail and post at mail boxes when each quarterly street sweep is scheduled.

Communications:

- No issues were presented for review or discussion.

Security Committee:

- Discussion of bad transponders. Laurie to continue research and meet with the Security Advisory Committee.

Community Manager:

- See the attached report. Guy to research useful life of tennis courts and provide to Budget & Finance Committee.

- Request for new photos of the tennis courts to be placed on the Association's website.

President:

- Richard met with neighboring community Sincuinados (other side of our mountain) President regarding their information that the Wallace Garden Trust (who granted us an easement to cross the Trust's property on the mountain for our Lone Mountain Trail) has expressed an interest to sell their 20-acre parcel on Lone Mountain. Wallace Garden Trust had asked the Sincuinados to purchase the Property, which is subject to a Conservation Easement, for \$1.4 Million. They have no interest in a purchase but wanted us to cooperate with them to resist any effort to deny access to adjoining Sincuinados and Bellasera. We indicated no interest to purchase but would support their efforts.

Old Business

- None.

New Business:

- Communication Committee recommended an addition to welcome packet, motion duly made and seconded.
- Dog Park -
 - Dan Bradley Memorial, motion duly made and seconded to proceed. Jim Ragborg will talk to Pat Bradley; Laurie will research options and work with Jim & Pat.
 - Adjust timer at dog-park to water after 10:30pm and place a new lock on the controller box.
 - Viola to talk to landscapers about damage to the poop bag boxes in community.
 - Park is scheduled to be re-seeded later this month, gate will be padlocked for a few days. Send e-Blast to homeowners once date is set.
- Proposal from Omega Construction to re-seal grout in steam rooms was deferred to Richard Hoffman for approval; however, approval was not given for the showers.
- Proposal's to replace pool furniture cushions and re-powder coat the furniture. Defer to next meeting. Dave Reid to get pricing from his vendor.
- AAA Landscaping proposals –
 - Repair of drainage erosion are to the left of the clubhouse – Approved
 - Repair of side retention basin facing Scottsdale Rd – Not Approved
 - H/O request to assist with erosion at exterior wall – Tabled to next meeting, invite homeowner to attend October Building and Grounds meeting
 - Remove Palo Verde at entrance – Approved
 - Remove dead Ironwood behind guardhouse – Approved with stipulation that Saguaro will not be damaged
 - Interior areas – Not Approved
 - Remove Palo Verde at NWC of PonteBella & 74th way – Tabled for further research
 - Replacement of sidewalk panels – Not Approved, will grind sidewalk lips if necessary.

Adjournment and Next Meeting

- There being no further business, the meeting was adjourned at 2:00 p.m. The next regular Board meeting will be held at 1:00 pm on October 20, 2016.

Respectfully submitted,

Dennis M. Carson, Secretary

Attachments:
Community Manager's Report