

**BELLASERA COMMUNITY ASSOCIATION
Board of Directors Meeting
General Session**

7350 E. Ponte Bella Rd.
Scottsdale, AZ 85266

September 22, 2021
1:00pm

CALL TO ORDER

Richard Hoffman called the meeting to order at 1:00pm. Quorum met.

BOARD PRESENT: Richard Hoffman-President; Jim Ragborg-Treasurer; Joe Carlon-Director and Dennis Soeffner-Secretary

AAM PRESENT: Pamela Nunnely, Assistant Community Manager

PREVIOUS MEETING MINUTES

Motion WAS MADE to approve the August 19, 2021 minutes, SECONDED. Motion passed unanimously

REPORTS

Treasurer - Jim Ragborg

- Discussion of Davis Delinquent Account. Richard will follow up with Mr. Davis.

Budget and Finance – Jim Ragborg

- Storm damage invoices were paid by insurance company. Will need separate invoices for landscaping which needs to be coded under Reserve Account.

Modifications – Joe Carlon: 3 submittals received in September. 2-Approved and 1-Denied

Building & Grounds – Thomas Saari- Continue to follow up on Firewise Program

Communications – Reduce size of newsletter, will still be sending out monthly

Security – Nothing to report

Manager’s Report – Nothing to report

President Report – Will continue to use Jonathan Olcott who now has his own firm, number of calls regarding bulk trash

OLD BUSINESS

- a. **Revision to May 4, 2021 Board Meeting Minutes**- Motion was made to approve the revised minutes, SECONDED. Motion passed 3-1 vote.
- b. **Capital Improvement-Survey Update**- 146-yes votes and 24 no votes have been received.
- c. **Roof Replacement Proposals**-Building and Grounds to review the proposals and options.
- d. **Emergency Exits and Procedure-Pool and Community Center**- Security working on getting bids.
- e. **6.30.2021 Audit Report**- Richard signed

NEW BUSINESS

- a. **Event Room Guest**- No action taken by the Board
- b. **Guard Annual Increase**- Motion WAS MADE to approve the increase, SECONDED. Motion passed unanimously.

NEXT MEETING

October 21, 2021 at 1:00pm.

ADJOURNMENT

There being no further business to discuss, Richard Hoffman adjourned the meeting at 2:16pm.

Respectfully submitted by,

Tracy Peroni

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On behalf of the Bellasera Board of Directors