

BELLASERA COMMUNITY ASSOCIATION
Board of Directors Meeting
General Session

7350 E. Ponte Bella Rd.
Scottsdale, AZ 85266

September 23, 2020
1:00pm

CALL TO ORDER

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

BOARD PRESENT: Richard Hoffman-President; Dennis Carson-Vice President
James Ragborg-Treasurer and Joe Carlon, Director

BOARD ABSENT: Dennis Soeffner-Secretary

AAM PRESENT: Pamela Nunnely, Assistant Community Manager and Jennifer Lundmark, Director-Special Services (via phone)

PREVIOUS MEETING MINUTES

Motion WAS MADE to approve July 22, 2020 General Board Meeting minutes, SECONDED. Motion passed unanimously.

REPORTS

Treasurer - James Ragborg

- Audit has been completed- Working on Sign off procedure
- CD ladder process started this month. 1 year ladder, 7-8 needed, 2 CD's maturing each quarter

Budget and Finance – James Ragborg

- Committee would like to clean up delinquency report, AAM send reminder letters out on the 15th with late fee included, number of residents read that it is due on the 1st and late on the 15th and they cross in the mail. Would like to propose that the letters be sent on the 21st of the month instead of the 15th.
- \$25.00 gate passes/car stickers were being billed. Committee would like to go back to the old policy that they must be paid for at the time with a check, no cash.

Modifications – Joe Carlon: The committee did not meet this month and will meet the 2nd Tuesday of next Month. The committee would like to add Cheri as a member to replace Dave. Motion was MADE to add Cheri to the Modifications Committee, SECONDED. Motion passed unanimously.

Building & Grounds – Thomas Saari: Outdoor Shower has been approved by Richard, View Fence Welding has been approved by Richard, Pool Maintenance/Tile Repair- Agenda item, Gravel Replacement- Will be meeting with Back to Nature, Lighting- Agenda Item, Tree Replacement in Grassy Area- Back to Nature to give proposals, Landscape Lighting- Waiting on Proposal from Back to Nature

Communications –Newsletter will be sent out this week.

Security – No security issues or complaints.

Manager's Report – Report provided in packet.

President Report – Richard Hoffman: Outdoor shower has been approved, would like to go ahead with the bids for gravel replacement and pool repair.

OLD BUSINESS

Cox Update: Jim Ragborg met with the internet consultant and is working on completing the contract

NEW BUSINESS

- a. **Holiday Art Event**- Richard Hoffman has spoke to council and this is subject to ADA compliance, the Board can't support under these policies. Richard will have an additional conversation with council on the standard number of guests. Motion WAS MADE to give Richard authority to determine the appropriate number of guests after discussion with council SECONDED. Motion passed unanimously
- b. **Fitness Center Restrictions**- Motion WAS MADE to eliminate the current reservation system requirement and expand the number of residents from (5) five to (9) nine at any one time, continue social distancing and a signed waiver form must be on file SECONDED. Motion passed unanimously.
- c. **Welcome Wagon-New Homeowners**-Sherry is interested in meeting with the new resident and providing information.
- d. **Bellasera Facebook Guidelines**- Pamela will be monitoring the posts.
- e. **Back to Nature Proposal for Lighting**- Will be provided at the next meeting.
- f. **Trail Maintenance**- The Board would like for Dennis to work with Buildings and Grounds.
- g. **Pool Resurface/Drain Repair**- Work on getting bids. Will need to schedule around Spring Break
- h. **Janitorial Proposals**- The Board will continue to use the current vendor.
- i. **LED Lighting**- The Board would for Jamie to change all the lights to LED. Pamela to get a bid to install motions sensors on each pole.
- j. **Extreme Fire Hazard**- The Board agreed on the flyer presented to have the guards hand out to vendors,

OPEN FORUM

- No homeowner questions

NEXT MEETING

October 29, 2020 at 1:00pm.

ADJOURNMENT

There being no further business to discuss, Richard Hoffman adjourned the meeting at 2:23pm.

Respectfully submitted by,

Tracy Peroni

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On behalf of the Bellasera Board of Directors