

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

**September 24, 2015 – 1:00 PM**

**MINUTES**

**Call to Order**

- Richard Hoffman, President, called the meeting to order at 3:00 p.m. A quorum was present.

**Members Present**

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

**Others Present**

- Viola Lanam, Community Manager

**Questions from the Floor**

- None

**Approval of Minutes**

- Richard Hoffman moved to approve the minutes from the June 25, 2015, meeting as submitted. **Minutes were unanimously approved.**

**Treasurer and Budget & Finance:**

- David Reid reviewed the financial statement, budget and operating expenses.

**Modifications Committee:**

- No Applications were submitted for September. Viola and Sharon brought up the issue of the number of trees needed per the Design Guidelines per lot. The committee will review next month.

**Building and Grounds**

- Guy Yates discussed the culvert clean-up with the project beginning October 21<sup>st</sup>
- Pool service proposal
- Trails and signage
- Over-seeding of grass retention area
- Anthony Marmino of Four Peaks Landscaping and his opinion of not to over-seed the dog park this year.

**Communications:**

- Craig Johnson talked about a survey for homeowners regarding various items.
- There were six volunteers for the September highway clean up. The next clean up is October 24th.

**Security Committee:**

- The Security Committee met regarding the use of the pool area.

**President:**

- Items will be discussed under Old and New Business.

**Community Manager:**

- See the attached report.

**Old Business**

- Road Project – Public Notice to Homeowners.
  - They will use tape and cones to indicate no parking on the street.
- Verizon Cell Phone Tower – Scheduling of Community Meeting.
  - An Eblast will be sent to homeowners Friday, September 25<sup>th</sup> announcing the meeting.
  - The meeting will be October 14, 2015, at 7:00 PM in the clubhouse.
- Revised Investment Policy
  - Budget & Finance Committee to make a proposal and bring to the Board for approval.

**New Business:**

- Pool Area Policy – Special Events – Use of Barbeque grill in pool area
  - No barbeque grills will be allowed in the pool area. Richard will revise the policy.
- Membership on multiple Committees – Bylaws
  - Board exceptions to change the Bylaws

**Adjournment**

- There being no further business, the meeting was adjourned at 4:00 p.m.
- The next Board meeting will be held on October 22, 2015, at 1:00 P.M.

Respectfully submitted,



Sharon Foxworth  
Recording Secretary

**Attachments:**

Community Manager's Report

## **MANAGEMENT REPORT**

### **Bellasera Homeowners Association**

Submitted by: Viola Lanam, Community Manager

September 22, 2015

BOD Meeting Date: September 24, 2015

#### **FINANCIAL:**

- Reviewed and coded invoices for AP processing
- Completed June, July and August 2015 MTD and YTD Variance reports

#### **VIOLATIONS:**

- Inspections of community completed at intervals.

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

- Over-seeding of the dog park. Over-seeding of the green belt will take place the first week of October.

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

- Attended the Building and Grounds Committee meeting on September 9th. Anthony Marmino attending the meeting regarding the over-seeding of the dog park and the green belt.
- DR Paint has painted the white stripes at the intersection of Corva and Pontebella and at the rear gate this week. I will be talking to him about the looks of the paint.
- The road project will begin October 21<sup>st</sup> with completion planed on November 18<sup>th</sup>. The notice to the homeowners that Frank Civil Consulting provided is attached for your review.
- A contract with Cox Business has been accepted to replace the telephone system in the on-site office. Previously Cox did not provide inside wiring when we spoke to them about the issues of dropped calls or the caller not being able to hear Sharon or vice versa. They now do interior wiring. At present the Association is paying \$668.44 monthly for internet to the gate house, back gates and telephone service inside the clubhouse. Century Link was the phone line provider for the back gate and guard house. This cost is a \$198.25 per month or a total of \$866.69 for both services. The new service will be \$629.20 plus tax per month.
- The crack in the pool is not leaking. All-Bright Pool and Spa Company performed the inspection.
- Sharon and I inspected the community regarding the number of trees each lot should have per the Design Guidelines. Violation letters were sent requesting the homeowner to add a tree where we found they did not have the correct number per their lot size. Several responses from homeowners have been received stating their lot did not have the extra tree when they purchased the home. They are saying the developer did not add the extra tree because of the shape or size of the front yard. We did notice that it might be difficult to place an extra tree on some lots. We have requested the Modification Committee to review the specifications in the Design Guidelines and also the lots in question and to help us resolve this issue.
- Guy Yates inspected a portion of the community for landscape and garage lights. Letters were mailed to the homeowners. The remainder of the community will also be checked for this issue.
- We are requesting proposals from several pool companies.

- Always Professional Moving Company truck damaged the overhang at the guardhouse. An invoice for the damage was mailed to them. As a result of the damage we installed a sign on the overhang with the height of the opening.
- Mustang Electric conducted the latest check on the community lights on September 17<sup>th</sup>.
- The Dog Park was treated for ticks and fleas.
- We are obtaining bids to refresh the granite around clubhouse.

**UPCOMING:**

- Erosion repairs on the walking trail
- Median Enhancement