

Bellasera Community Association, Inc.
Special Meeting
September 27, 2012

Meeting Called to Order: 7:46 pm by Gregg Dittoe, President

Board Members Present:

Gregg Dittoe, President; Richard Hoffman, Vice President; Craig Johnson, Director; Joe Pruess, Treasurer (called in)

Absent: Ed Szkaradnik, Secretary

Homeowners present: Dan Bradley

Homeowners were asked if there were any comments or questions: None

New Business:

- Richard Hoffman moved to approve the Recreation Area Committee's recommendation for change of use of Tennis Court #3. **Motion Passed**
- Richard Hoffman moved to approve the 30-Day notice. **Motion Passed**
- Richard Hoffman moved to include the committee letter with the 30-Day notice. **Motion Passed**
- Richard Hoffman moved to approve the resolution for the conversion of Tennis Court #3 to a Dog Park. **Motion Passed. See attached.**
- Viola will ensure the letter will be mailed Friday, September 28, 2012, therefore giving a 30 day period on the letter.

The Meeting adjourned at 7:53 pm.

Respectfully submitted by:


Sharon Foxworth, Recording Secretary

Attachment: Resolution Approving Conversion of Tennis Court # 3 to a Dog Park

Resolution Approving Conversion of Tennis Court #3 to a Dog Park

September 27, 2012

WHEREAS, the Board has received a Design Plan dated September 10, 2012 prepared by Paul Vecchia, landscape architect, to convert tennis court #3 to a dog park.

After due consideration, the Board adopts the following Resolution.

RESOLVED,

1. The Board has reviewed the design Plan and determined that:
 - a. The improvement will provide the opportunity for more hours of enjoyment for more Owners than the present use of the same space as a tennis court;
 - b. Is consistent with any deed restrictions and zoning regulations restructuring or limiting the use of the Common Area;
 - c. Is consistent with the effective Master Plan, and
 - d. The change in use of the Common Area as proposed will not have an adverse affect on the Association and the Owners.
2. The proposal to convert tennis court #3 to a dog park according to the Design Plan (Project) is hereby approved and adopted by the Board,
3. The attached NOTICE shall be mailed to all members of the community on September 28, 2012 advising the community that the Board approved this Resolution and their right to object in writing.
4. This Resolution is subject to:
 - a. The Project improvements comply in all respects with the City of Scottsdale's rules or regulations;
 - b. The Board mails the attached NOTICE to the community according to the rule set forth in Section 4.8 of the CC&Rs giving community members the right to object in writing to this Resolution;

- c. Fewer than 36 Owners submit a written objection to this Resolution on or before October 30, 2012.
5. If the Board receives fewer than 36 objecting votes from the community on or before October 30, 2012, the President is authorized and directed to take such action and execute such documentation as he deems necessary to proceed with the construction of the Project, including:
 - a. A contract to Hire Paul Vecchia, a landscape architect with Collaborative Vecchia design Studio, to prepare a Statement of Work
 - b. Solicit, or a contract to hire Paul Vecchia to solicit, a minimum of 3 bids to complete the Project,
 - c. Subject to consultation with the Board, a contract with a general contractor to complete the work if the bid for such work does not exceed \$72,000, and
 - d. A contract to hire Paul Vecchia to act as construction manager to manage the completion of the improvements according to the contract
6. Notwithstanding the above, the Board recognizes that not every event can be anticipated before construction begins, and every construction project is subject to changes and modifications after the work commences in order to complete a project substantially according to the plans. Therefore the President is authorized and directed to execute such change orders as the President, after consultation with the Board, deems necessary to complete the project provided the aggregate of such change orders are within 10% of the final accepted bid.