

**BELLASERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
Wednesday, September 6, 2017 1:00pm
Meeting minutes**

Meeting was called to order at 1:00pm

Attendees present:

- R. Hoffman
- D. Reid
- D. Carson
- G. Yates
- C. Johnson

Guests present:

- Laurie Forte, Property Mgr.
- Annette McCarthy (AAM)
- John Weissmueller
- Stan Green

Minutes:

The minutes from the May 18, 2017 BOD meeting were unanimously approved.

Member Comments and Questions:

There were no comments or questions from the guests.

Reports:

- **Treasurer** – A meeting was held (L. Forte & D. Reid) with the current pool vender; he explained their process for keeping the pool sparkling and why costs are higher.
- **Budget and Finance** – D. Reid is closely watching our reserves to make sure we have cash available for the large roads project this Fall.
- **Modifications** – 2 applications were approved in August. L. Forte to work with MOD Committee to send a letter to the homeowner on Visao with the unapproved door.
- **Building and Grounds** – L. Forte & J. Weissmueller met with AAA to discuss communications and plans for winter grass.
- **Communications** – No meeting was held

- **Security** – No meeting was held. Need another meeting to discuss speed/stop sign infractions.
- **Community Manager** – Report was attached to board packet
- **President** – See new business

Old Business:

- **Holiday lighting.** Motion to approve the quote from Hang'em High for community holiday lighting with the change to keep light on until January 15, 2018. Motion was unanimously approved.
- **Roads project.** After much discussion amongst the board and guests a motion was made by president Hoffman as follows: *To approve the roads project as written by Michael Franks WITHOUT drainage work and WITH the appropriate language changes for 2017.* The motion passes 3:2 in favor of the project.

New Business:

President Hoffman presented some ideas to increase reserves in the future without increasing monthly assessments:

? Capital Reserve Fee payable by Buyer upon purchase of a home in the Community?. President Hoffman wants to start discussion and do research on how to potentially implement. D. Reid and L. Forte to research and draft article for newsletter.

? Charge for modification requests?

? Increase transfer fees?

Next meeting date:

October 18, 2017

Meeting was adjourned at 2:17pm

Respectfully Submitted.

Dennis Carson, Secretary