

BELLASERA COMMUNITY ASSOCIATION
Board of Directors Special Meeting
June 13, 2005

MINUTES

A special meeting of the Bellasera Community Association Board of Directors was held on Monday, June 13, 2005 at 6:30 p.m. at the Bellasera clubhouse, the acting President being in the chair. A quorum was established.

Board Members Present: Carol Sotnick, Director
Bruce Martin, Director
Paul Broad, Director
CCMC Staff Present: Ben Smith, Acting Community Manager
Lisa Lorisich, CCMC Recording Secretary

HOMEOWNER QUESTIONS & ANSWER

Director Sotnick asked for questions or comments.

A homeowner asked what to do about the third quarter billing that was just received by CCMC. Director Sotnick advised that all homeowners should pay their bills in full.

A homeowner asked what can the Board and/or the community do to prevent this same situation regarding Management terminating their contract again? Director Sotnick explained that President Gleason will be working closely with Wendy Mueller at CCMC.

A homeowner inquired what caused CCMC to leave. Director Sotnick explained that this has already been addressed in the newsletter, and there are also rumors that CCMC is looking into pursuing larger communities rather than smaller communities like Bellasera.

Director Martin recognized Mike Ruotuolo for all of his hard work while serving on the Building & Grounds Committee. He has recently resigned from the committee.

Director Martin recognized all members of the Ad Hoc Reserve Study Committee for all of their hard work.

AD HOC MANAGEMENT COMMITTEE:

Director Sotnick made a motion to accept the RFP for selection of a Management Company with modifications made. Motion carried.

UNFINISHED BUSINESS:

Gift Policy –

Director Sotnick made a motion that the Community hold a reception on a trial basis for people currently serving on a standing committee for at least one year of service and their spouse/significant other, also including people currently serving or having served on an ad hoc committee for at least one year or through completion of assignment and their spouse/significant other. Motion carried.

Director Martin moved resolved that there are many times when Bellasera members and vendors provide valuable service to the community. Occasionally it is fitting to honor those individuals for their service and contributions with a small gift, memento, or certificate. These awards often encourage others to

volunteer. These awards should be no greater than \$50.00. The rationale for a large gift or a party should be exceptional, long-term service which produces outstanding results and noteworthy achievements. In any event, any gift or party will not exceed \$100.00. Volunteer service awards can be recommended by any community member, the Board, or the Community Manager. The nomination and the nature of the award will be approved by the Board of Directors. Motion fails; Director Broad voting yay, Director Sotnick voting nay and Director Martin abstaining.

NEW BUSINESS:

None.

RESPONSE TO HOMEOWNER LETTERS/REQUESTS

The Board responded to written requests on topics including the message in the President's letter and the process for nominating someone to serve on a committee. No action needed/taken.

NEXT/UPCOMING MEETING DATE(S):

The next regular scheduled Board meeting will be held July 14, 2005.

The meeting adjourned at 7:20 P.M.

Respectfully submitted,

Approved,

Lisa Lorisich
Recording Secretary

Bruce Martin
Secretary