

**BELLASERA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Bellasera Community Clubhouse
May 25, 2006
7:00 p.m.**

Members Present: Chuck Roach, President
Shawn Meyer, Vice President
Dennis Noone, Treasurer
Bruce Martin, Director

Members Absent: Bob Shriver, Secretary

Others Present: Patti Smith, Community Manager, AAM
Sheila Ricci, Recording Secretary, AAM
David Dillon, Special Guest Speaker for John Wayne Construction

Call to Order: Chuck Roach called the meeting to order at 7:05 p.m.

Chuck Roach debriefed the homeowners on the code of conduct for the Board and community members present under Robert's Rules of Order. Additional requirements were discussed by Chuck Roach on meeting protocol and questions directed toward the Chairperson.

Q & A: Chuck Roach asked if there were any questions or comments from the homeowners present. Carlton Rooks had questions regarding the current assessment that he received in the mail. Chuck will follow up with AAM on why the assessment was not adjusted. Charles Schroeder added according to the ByLaws the financial statement should be sent out in the mail instead of by request after the fiscal year.

Approval of Minutes: Due to the posting of the April meetings, they are considered invalid as per the ByLaws. Chuck Roach moved to approve the March 13, 2006 as amended per the Governance Committee's recommended changes. Motion carried unanimously.

Special Guest Report David Dillon of JWC updated the audience on the steps taken to eradicate the mold in the BCA clubhouse. Clearance testing showed the facilities as safe to utilize.

Committee Reports: Chuck Roach acknowledged receipt of all Minutes from the Committees.

Carlton Rooks and Charles Schroeder of Budget and Finance Committee read over the expenditure report and talked about the CD assets that are about to expire with his recommendations. They are planning a special meeting with AAM next month to go over specific questions. The April 17th & 27th meeting minutes were included as part of the Board packets.

As there was no Chairperson of the Modifications Committee, there was no news to present. Minutes from the May meeting were included in Board packets.

Sheila Lavin asked questions about the Activities Committee budget. Carlton Rooks explained AAM has separated the Activities Committee budget into two categories. Lavin also expressed a dire need for volunteers on the Activities Committee. She explained that she has always in the past announced this in the newsletter. The May meeting minutes were included as part of the Board packets.

Keith Christian of the Communications Committee described the new look to the hard copy newsletter that will decrease turn around print time and reduce printing

costs. Keith's email to AAM pertaining to this project was included in the Board packets.

Chuck Roach called for a 5 minute recess. The Board meeting reconvened at 7:50 p.m.

Management Report: Patti Smith referred the Board to the line item list included in the Board packets and asked if there were any questions. There were no bids to present.

Unfinished Business: Bruce Martin explained that Dennis Noone was interviewed at a prior meeting, and moved to appoint Noone to the Board of Directors for the remainder of the vacated term. Chuck Roach second the motion and called for discussion and audience input. Motion carried unanimously.

Chuck Roach moved to elect Dennis Noone as Treasurer of the Board of Directors. Motion carried unanimously.

Bruce Martin moved to elect Chuck Roach as President of the Board of Directors. Motion carried unanimously.

Bruce Martin moved to elect Shawn Meyer as Vice President of the Board of Directors. Motion carried unanimously.

Bruce Martin moved to elect Bob Shirver as Secretary of the Board of Directors. Motion carried unanimously.

Bruce Martin moved to accept and approve the 2006-2007 operating and reserve fund budget. Chuck Roach second the motion and called for discussion and audience input. Motion carried unanimously.

New Business: Chuck Roach moved to amend the previous policy establishing the pool temperature be set at 82 degrees to be set no higher than 84 degrees. Motion carried unanimously.

Chuck Roach moved to expand the Board from five members to seven members and called for discussion and audience input. Motion carried unanimously.

Chuck Roach moved to employ Board study sessions solely for the purpose of discussion and not decision-making. Motion carried unanimously.

Chuck Roach moved to accept Jeanne Young's resignation effective June 1, 2006 from the Activities Committee. Motion carried unanimously.

Due to Paul Broad being out of town for the next several months, Chuck Roach decided to defer review of Broad's application to the Budget and Finance Committee until his return.

Chuck Roach moved to appoint John Mattox to the Building and Grounds Committee. Discussion ensued among the Board on the matter of the re-structure and organization of the Committee. Chuck Roach asked Bruce Martin to contact Mattox on the reformation structure. Motion carried 3-1 with Martin abstaining.

Chuck Roach moved to appoint Karen Moore to the Activities Committee. Motion carried unanimously.

Chuck Roach moved to amend the July 2006 resolution to increase the spending authority of the Community Manager to \$2,500 and add the upper spending limit for

the Board President or Board Treasurer to \$4,000. Motion carried unanimously.

Given the hour, the clubhouse parking, facilities policy, and backgate security topics were tabled for the next meeting.

There being no further business to discuss, the meeting adjourned at 10:00 p.m.

The next board meeting is scheduled for Thursday, June 29, 2006 at 7:00 p.m.

Respectfully submitted,

Sheila Ricci
Recording Secretary