

Bellasera Community Association
Recreation Area Ad Hoc Committee

Meeting on 9 MAY 12 – Minutes

Members present: Dennis Carson, Keith Christian, Gregg Dittoe, Richard Hoffman, and Bruce Martin

Members absent: Jay Cole and Marilyn Lillienfeld

1. The initial meeting of the committee was called to order at 2 p.m. Dennis agreed to act as chairman; Keith agreed to act as recording secretary.
2. After much discussion, a majority of the members present agreed to expand the project from tennis court #3 to include the entire recreation area adjacent to the clubhouse.
3. Gregg informed the committee that approximately \$60K may be available to fund the project.
4. Keith agreed to provide the results of the informal tennis court #3 e-survey in the June newsletter.
5. The committee decided to explore the idea of having a landscape architect provide no-cost renderings of possible changes to the community's recreation area. Gregg agreed to provide more information at our next meeting.
6. The next meeting of the committee is planned for Wednesday, May 23, at 12:30 p.m. in the clubhouse.
7. The meeting was adjourned at 3:30 p.m.

Submitted by: Keith Christian
Recording Secretary

Approved by committee
majority on: 23 MAY 12

Bellasera Community Association

Recreation Area Ad Hoc Committee

Meeting on 23 MAY 12 – Minutes

Members present: Dennis Carson, Keith Christian, Jay Cole, Gregg Dittoe, Richard Hoffman, Marilyn Lillienfeld and Bruce Martin

Guest: Viola Lanam

1. The meeting convened at 12:30 p.m. at Bellasera tennis court #3 to give all members the opportunity to view the possible renovation site.
2. After moving to the clubhouse, the committee approved the 9 MAY 12 meeting minutes as drafted.
3. After much discussion, a majority of the members present agreed to concentrate on converting tennis court #3 to an animal exercise area, preserving the esthetics of the surrounding area. In addition, committee consensus was to investigate possible enhancements to the grass area near the clubhouse.
4. **Marilyn** agreed to provide a more definitive amount and source of funds for the project at our next meeting.
5. **Richard** agreed to report at our next meeting on another community's approach to providing an animal exercise area.
6. **Gregg** agreed to report at our next meeting on a planned consultation with a landscape architect.
7. The next meeting of the committee is planned for Wednesday, June 6, at 1:00 p.m. (revised) in the clubhouse.
8. The meeting was adjourned at 1:55 p.m.

Submitted by: Keith Christian

Recording Secretary

Approved by committee

majority on: 6 JUN 12

Bellasera Community Association

Recreation Area Ad Hoc Committee

Meeting on 6 JUN 12 – Minutes

Members present: Keith Christian, Gregg Dittoe, Richard Hoffman, Marilyn Lillienfeld and Bruce Martin

Members absent: Dennis Carson, Jay Cole

Guest: Dennis Lamb

1. The meeting convened at 1:05 p.m., with **Gregg** acting as chairman in **Dennis'** absence.
2. The committee approved the 23 MAY 12 meeting minutes as drafted.
3. **Gregg** reported he and **Dennis** met on-site on 5 JUN with **Paul Vecchia**, of Neill/Vecchia & Associates, Inc. **Paul** provided them with many possibilities for enhancements to the Bellasera recreation area. **Paul** was provided with many of the original construction drawings of our facility. **Gregg** expects to have some initial drawings for the committee to review in time for our next meeting.
4. **Marilyn** informed the committee that approximately \$60K may be available for the project, with supplemental funds possibly coming from Owners' Equity and deferred items scheduled for replacement in the reserve study plan.
5. **Richard** gave the committee some ideas for the animal exercise area. Included were separation for small/large dogs, water availability and shade areas. He agreed to provide additional information after contacting the Anthem community.
6. **Bruce** agreed to provide members a preliminary time line of events for the project and requested inputs from other members prior to our next meeting.
7. The next meeting of the committee is planned for Tuesday, June 26, at 1:00 p.m. in the clubhouse.
8. The meeting was adjourned at 2:00 p.m.

Submitted by: Keith Christian

Recording Secretary

Approved by committee

majority on: 26 JUN 12

Bellasera Community Association

Recreation Area Ad Hoc Committee

Meeting on 26 JUN 12 – Minutes

Members present: Dan Bradley, Dennis Carson, Keith Christian, Gregg Dittoe, Richard Hoffman, and Bruce Martin

Members absent: Jay Cole, Marilyn Lillienfeld

Guests: Annette Barnard, Jane Hillerson, Mike Hoffman, Viola Lanam, Jay Quinton, Bart & Linda Sotnick

1. **Dennis** convened the meeting at 1:05 p.m., with members and guests present as shown above.
2. The committee approved the 6 JUN 12 meeting minutes as drafted.
3. The committee welcomed **Dan** as a new member and provided background to him on previous discussions of the committee.
4. Guests provided questions and suggestions to the committee.
5. **Viola** agreed to investigate if adding an animal recreation area would have any impact on the Association's insurance policy now in force.
6. The committee discussed the time line of events for the project provided by **Bruce**. Tentative dates: 8/23, Board approval; 9/25, Community meeting; 11/1, Start date.
7. Following a discussion of minimum requirements for the animal recreation area, **Keith** agreed to document these ideas via an attachment to the draft meeting minutes. **Gregg** agreed to use this document in a meeting with the landscape architect prior to our next meeting.
8. The committee agreed to include the animal recreation area as phase 1 of the project, with phase 2 considering other improvements to the area outside the clubhouse.
9. The next meeting of the committee is planned for Wednesday, July 25, at 1:00 p.m. in the clubhouse.
10. The meeting adjourned to tennis court #3 area, and concluded at 3:30 p.m.

Attached: Bellasera Animal Recreation Area Minimum Requirements

Submitted by: Keith Christian

Approved by committee

Recording Secretary

majority on: 25 JUL 12

Bellasera Animal Recreation Area

Minimum Requirements

- Provide water (combo human/animal fixture) & shade area.
- Separate non-animal area.
- Option to enlarge existing tennis court area, by extending north wall by ~30 feet.
- Separate entry and exit area.
- Artificial or natural grass surface option.
- Benches for seating area.
- Develop shaded entry area near entry/exit gates.

Bellasera Community Association

Recreation Area Ad Hoc Committee

Meeting on 25 JUL 12 – Minutes

Members present: Dan Bradley, Dennis Carson, Keith Christian, Gregg Dittoe, Richard Hoffman, and Bruce Martin

Member absent: Jay Cole

Guests: Viola Lanam, Jerry Meiliken, Bart & Linda Sotnick

1. **Dennis** convened the meeting at 1:05 p.m., with members and guests present as shown above.

2. The committee approved the 26 JUN 12 meeting minutes as corrected.

3. **Gregg** informed the committee that **Marilyn** had resigned from our committee. We agreed that a replacement member from the Budget & Finance Committee was not required.

4. A majority of committee members present agreed on the following points related to the proposed animal recreation area:

- Committee reaffirmed decision to convert tennis court to rec area.
- Tennis Court #3 area enlarged by no more than 54 feet.
- Installation of a security key fob.
- Natural grass with a 3 foot gravel perimeter, including curbing.
- Water source within the exercise area.
- Landscaping improvements as recommended by landscape architect.
- One gate for the exercise area, one gate for outside entrance area.
- Minimum grade of north extended area.
- Six foot fencing added to extended area.
- No additional survey of residents prior to a community presentation in late September.
- Recommend Board approve contract with Collaborative V Design Studio, for project start-up, site analysis, and conceptual design.

5. If Board approves on 7/26, **Dennis** agreed to ask the firm to meet with our committee at our next meeting.

6. The next meeting of the committee is planned for Monday, August 6 at 10 a.m. A follow-up meeting is tentatively planned for Wednesday, August 22 at 1 p.m.

7. The meeting concluded at 3:00 p.m.

Submitted by: Keith Christian

Recording Secretary

Approved by committee

on: 6 AUG 12

Bellasera Community Association

Recreation Area Ad Hoc Committee

Meeting on 6 AUG 12

Members present: Dan Bradley, Keith Christian, Gregg Dittoe, and Bruce Martin

Members absent: Dennis Carson, Jay Cole, Richard Hoffman

Guests: Bart Sotnick, Paul Vecchia

1. **Gregg** convened the meeting at 10:05 a.m., with members and guests present as shown above.
2. The committee approved the 25 JUL 12 meeting minutes as corrected.
3. **Paul Vecchia** of Collaborative V Design Studio introduced himself to the committee. His firm has been in business for 20 years and has done landscape design work for local developers, including Del Webb, Pulte, Lennar, Taylor Morrison, et al.
4. The committee discussed initial planning with **Paul**, and his recommendations are included below where appropriate.
5. **Gregg** advised all approximately \$60K is available for the animal recreation area project, and stressed the importance of community enhancements.
6. **Paul** indicated the need to clearly define the concept prior to follow-on planning, and indicated expanding the tennis court area northward would add considerable cost to the project.
7. **Paul** recommended the committee include adding a fob key entry to the area.
8. The committee discussed expanding the court area near the entrance area, and agreed to consider including this as a lower cost option to expand the rec area.
9. In response to **Gregg's** suggestion, **Paul** indicated the bust-up asphalt/concrete surface from court #3 could not be used for rip rap elsewhere in Bellasera.
10. **Dan** reported that the existing tennis court #3 is about 0.25 acre, compared to about 0.75 acre for the existing grass area near the clubhouse.
11. **Paul** indicated his firm could provide preliminary drawings at our next meeting that would be adequate to solicit bids once the committee indicates their approval.
12. **Gregg** indicated once three bids are received he would take them to the Board for approval, with concurrent community involvement.

13. **Paul** indicated that once board/community approval is firm, construction documents could be submitted to the City of Scottsdale, with an expedited administrative approval possible.

14. **Paul** indicated the funding level approved by the Board on 7/26 is adequate to proceed with this phase of the project.

15. The next meeting of the committee is planned for Wednesday, August 29 at 10 a.m.

16. The meeting concluded at 11:35 a.m.

Submitted by:

Keith Christian

Recording Secretary

Approved by committee

on: 29 AUG 12

Bellasera Community Association

Recreation Area Ad Hoc Committee

Minutes of Meeting on 26 AUG 12

Members present: Dan Bradley, Dennis Carson, Keith Christian, Gregg Dittoe, Richard Hoffman and Bruce Martin

Members absent: Jay Cole

Guests: Jerry Meiliken, Bart & Linda Sotnick

1. **Dennis** convened the meeting at 10:05 a.m., with members and guests present as shown above.
2. The committee conducted an extensive review of the Bellasera Dog Park Concept drawing provided by Collaborative V Design Studio.
3. The following recommended changes to the drawing content were agreed upon:
 - a. No reduction in the green grass area on the drawing.
 - b. To reduce the estimated cost (\$77,772.50) the following items were eliminated from the preliminary cost estimate: benches, two top tables, dog water fountain, dog waste station holders, trash receptacles, wildflower seed mix, low voltage lighting & electrical services. Estimated cost after deletions: \$56K.
4. The committee rejected the idea of an artificial turf (vice natural sod) surface due to the estimated \$30.5K additional cost.
5. In an effort to increase the grass area, the committee agreed to ask the architect to extend the green area near the existing tennis court #3 entry. The revised total after deleting the items described in 3.b, and increasing the grass area, not to exceed \$66K.
6. **Gregg** and **Dan** agreed to meet with the architect prior to our next meeting to provide direction to the firm regarding the changes described above.
7. The committee recommended changes to the draft September newsletter President's Report provided by **Gregg**.
8. The next meeting of the committee is planned for Friday, September 7 at 10 a.m.

16. The meeting concluded at 11:35 a.m.

Submitted by:

Keith Christian

Recording Secretary

Approved by committee

on: 7 SEP 12

Bellasera Community Association

Recreation Area Ad Hoc Committee

Minutes of Meeting on 7 SEP 12

Members present: Dan Bradley, Dennis Carson, Keith Christian, Gregg Dittoe, Richard Hoffman and Bruce Martin

Members absent: Jay Cole

Guests: Paul Anetsberger, Brent Bourdeau, Craig Johnson, Viola Lanam, Jerry Meiliken, Mike & Lucy Ruotolo, Harold Schultz, Bart Sotnick

1. **Dennis** convened the meeting at 10:05 a.m., with members and guests present as shown above.
2. **Dennis** provided all guests an opportunity to voice their recommendations and opinions. Most of the guests were not in favor of adding a dog park to Bellasera facilities.
3. A *revised* Bellasera Dog Park Concept drawing was not available from Collaborative V Design Studio at this meeting.
4. The committee decided on additional deletions from the original drawing preliminary cost estimate: concrete w/ exposed aggregate finish; 60" box desert ironwood memorial tree; change qty of 36" box desert museum trees from 7 to 8. These changes, combined with others agreed upon during our 8/26 meeting, bring the estimated cost to \$47,447.
5. **Dan** provided cost estimates for benches and tables that would bring the total estimated cost to \$51,827.
6. **Gregg & Richard** provided details on their recent visit to the Estancia Dog Park. **Dan** and **Bart Sotnick** provided information and photos of the Desert Mountain Dog Park.
7. **Dan** and **Bruce** agreed to meet with the architect prior to our next meeting to provide additional direction to the firm regarding the changes described above.
8. **Richard** agreed to provide a draft of proposed dog park rules prior to our next meeting.
9. **Gregg** recommended a large display drawing of the proposed dog park be available in the clubhouse prior to the planned 9/27 community meeting. He also indicated plans for a special Board of Directors meeting on 9/28 to consider the project.
10. The next meeting of the committee is planned for Friday, September 14 at 10 a.m. Agenda items will include approval of minutes, review of revised drawings, draft dog park rules and change of use letter to the community.
11. The meeting concluded at 11:15 a.m.

Submitted by:

Keith Christian

Recording Secretary

Approved by committee

on: 14 SEP 12

Bellasera Community Association

Recreation Area Ad Hoc Committee

Draft Minutes of Meeting on 14 SEP 12

Members present: Dan Bradley, Dennis Carson, Keith Christian, Jay Cole, Gregg Dittoe, Richard Hoffman and Bruce Martin

Guests: Craig Johnson, Viola Lanam, Joe Pruess, Harold & Dottie Schultz, Bart & Linda Sotnick

1. **Dennis** convened the meeting at 10:05 a.m., with members and guests present as shown above.
2. **Dennis** provided all guests an opportunity to voice their recommendations and opinions.
3. The minutes of the meeting on 7 SEP 12 were approved as drafted.
4. The committee reviewed the revised Bellasera Dog Park Concept drawing, dated 10 SEP 12, from the architect. The new cost estimate is \$69,418.75. The cost estimate increase is primarily due to additional grading, retaining, guardrail, existing walkway demolition, fencing to meet ADA requirements, and added turf area.
5. Following **Dan's** explanation of the drawing changes the committee agreed the revised drawing will be forwarded to the Board, with timing of its display to the community to be their decision.
6. **Dan** reported that several Bellasera realtors have agreed to sign a letter indicating a dog park would be an added value to the community.
7. **Richard** provided a first draft of Dog Park Rules, and agreed to revise per the recommendations of the committee.
8. The committee reviewed a draft from **Dennis** of the BCA Notice of Board Action letter that will be mailed to all homeowners if the Board approves the Dog park project. **Dennis** will include the committee's comments and forward to the Board President.
9. The committee recommended that the Board of Directors meet the same night (9/27) as the Community Meeting to vote on the project.
10. **Dennis** indicated the ad hoc committee task is completed, and no future meeting was scheduled.
11. The meeting concluded at 11:40 a.m.

Submitted by:

Keith Christian

Recording Secretary

Approved by committee

on: 15 SEP 12