

Modifications Committee Meeting Minutes, January 8, 2008

Attending: Anne Chernis, Jane Fay, Jean Grutta and Dottie Schultz.

Absent: Bob Shriver.

The meeting was called to order at 2:30PM.

The minutes from the December meeting were approved.

Old Business In response to Chuck Roach's letter of October 23, 2007 concerning the county, state and city legal status of solar heating, the Modification Committee is doing research and will need further guidance and information regarding this subject.

On January 7, 2008 the committee gave Keith Christian the amended updates for the Design Guidelines. The Board would like to include these with the new CC&R's being sent to Bellasera homeowners.

New Business:

There were no new modification applications.

The Modification Committee is going to design a new format for modification applications. After approval or disapproval, a call from management, a follow up inspection by the Modification Committee there will be a confirmation letter to the homeowner. We will present this to the Board for approval and then include this in the Design Guidelines.

The Modification Committee elected Jean Grutta as our new Chairperson and Dottie Schultz as Secretary.

The next meeting will be February 12, 2008 at 2:30PM. Applications need to be submitted to Management by Noon on February 7, 2008.

The meeting was adjourned at 2:55PM.

Respectfully submitted,

Dottie Schultz

Secretary

Modifications Committee Meeting Minutes, February 12, 2008

Attending: Jane Fay, Jean Grutta, Dottie Schultz and Bob Shriver.

Absent: Anne Chernis.

The meeting was called to order by Jean Grutta at 2:35PM.

The minutes from the January meeting were approved.

Old Business:

The Modification Committee is still researching the recently passed Senate Bill 1254 relating to Solar Heating. We are also

going to make revisions on lighting and lighting fixtures.

A copy of the new amendment U Gates, 2-12-2008, was e-mailed to Chuck Roach, Keith Christian and Earlene Morgan.

New Business:

There were two new modification applications.

1. V. Bradford and Louise Mason, 7240 East Visao Drive. Add a walkway from the driveway to side gate and pave the area by the side door using pavers. Approved. The Committee recommends that the color of the pavers blend with the existing crushed granite.

2. Bobbi and Gil Gordon, 7450 East Visao Drive. Install a self containing in ground spa, outdoor gas fire pit, retaining wall from Spa to patio with large boulders built into the wall. New concrete patio. The concrete block and stucco will will match the color of the house stucco. The fire pit and wall will have low voltage lighting. Approved.

The next meeting will be Tuesday, March 11, 2008 at 2:30PM.

Applications need to be submitted to Management by NOON on Thursday, March 6th.

The meeting was adjourned at 3:30PM.

Respectfully submitted,

Dottie Schultz

Secretary

Modifications Committee Meeting Minutes, March 11, 2008

Attending: Jane Fay, Anne Chernis, Jean Grutta, Dottie Schultz and Bob Shriver.

The meeting was called to order by Jean Grutta at 2:35PM.

The minutes from the February meeting were approved.

Old Business:

The Committee's proposed revision for Lighting was approved and the amendment became effective Tuesday, March 11, 2008. It is now included in the Bellasera Design Guidelines page 23-24 paragraph J. Numbers 1-6 remain unchanged. Number 7 has been revised.

J Lighting.

7. All fixtures should be incandescent, halogen, florescent or "warm light" LED lamps less than fifty (50) watts. Colored lamps are not allowed. Where accent or access lighting is desired, low voltage lighting is recommended and preferred because of its ability to produce dramatic lighting effects using LOW WATTAGE lamps. All such lighting fixtures should be dark in color with a matte finish. Lighting design should consider the use of down lights over uplifts to lessen the impact to the nighttime sky. Such lighting should be used in moderation as needed to produce reasonable and safe visibility for access and accent.

A copy of the new amendment "J" Lighting # 7 was mailed to all Board Members, Keith Christian and Earlene Morgan.

Changes to the Bellasera Design Guidelines regarding height restrictions for homes, garages and Gazebos were discussed.

New Business:

There were two new Modification applications.

1. Philip and Priscilla Castrovinci, 7251 East Brisa Drive. Replace existing water feature with a new one. Also remove a water feature in the courtyard, replacing with a simple water boulder feature. An on site review by 2 Modification Committee members was done in February, 2008. Application approved.

2. Dean and Karen Husted, 7370 East Brisa Drive. Change in the North and 24 feet of West wall to block the view of the shopping center. The fence will be block with sections of powder coated grates and remain the existing color and 6 feet in height. The addition of a covered Gazebo.

The Gazebo beams will be wood, painted the color of the house overhang. The rafters will be metal. The height will not exceed 12 feet. Because of the trapezoidal shape of the Gazebo pad a variance was granted NOT to exceed 160 square feet. An onsite inspection was done by the Modification

Committee Members on Tuesday, March 11th. Application Approved.

The next meeting will be Tuesday, April 8, 2008 at 2:30PM. Applications need to be submitted to Management by NOON on Thursday, April 4th.

The meeting was adjourned at 3:45PM.

Respectfully submitted,

Dottie Schultz

Secretary

Modifications Committee Meeting Minutes, April 8, 2008

Attending: Anne Chernis, Dottie Schultz and Bob Shriver.

Absent: Jane Fay and Jean Grutta.

The meeting was called to order by Anne Chernis at 2:40PM.

The minutes from the March meeting were approved.

Old Business:

The form for Certificate of Compliance will be discussed at the May meeting.

An addition to the Design Guidelines about the installation of Solar Panels and the amendment of House Bill 2593 enacted by the Legislature of the State of Arizona and Senate Bill 1254, require more discussion at our next meeting.

Bobbi and Gil Gordon, 7450 East Visao Drive. A completed project inspection will be done by the Modifications Committee on April 10th.

New Business:

There were three new Modification applications.

1. Michael A. Hoffman, 7630 East Visao Drive. Add a built in Bar-B-Que, natural gas fireplace, new small concrete patio covered with cool deck and utilizing the same cultured stone that is currently used on the front of his home. The Modifications Committee requests a copy of the City permits required for this job. See Scottsdale Code Ordinance 3735. The Modifications Committee would like an on site inspection by the Committee since the drawing submitted did not provide adequate information.

Application denied.

2. Anthony McLaughlin and Elaine Reilly, 7315 East Brisa Drive. Paint house Tumble Weed. Approved.

3. R. Clark Amos and M. Carolyn Amos, 7594 East Visao Drive.. Install

Owens Corning Cultured Stone(Chardonnay Southern Ledge stone) on exterior walls of house and courtyard. Approved.

The next meeting will be Tuesday, May 13, 2008 at 2:30PM. Applications need to be submitted to Management by NOON on Thursday, May 8th.

The meeting was adjourned at 4:00PM.

Respectfully submitted,

Dottie Schultz

Secretary

Modifications Committee Meeting Minutes, May 13, 2008

Attending: Anne Chernis, Jane Fay, Jean Grutta, Dottie Schultz and Bob Shriver.

The meeting was called to order by Jean Grutta at 2:35 P.M.

The minutes from the April meeting were approved.

Old Business:

Dean and Karen Husted, 7370 E. Brisa Drive. Called our chairperson, Jean Grutta, to let the Committee know they had city approval for their gazebo. Their painter could not paint the fence due to the heat. If the painting is not completed by June 13, 2008 they will need to apply for an extension.

Clark and Carolyn Amos, 7594 E. Visao Drive. Final inspection of completed project was done on Saturday, May 10, 2008. Excellent job.

There was discussion of an updated and expanded amendment to the Design Guidelines on height restrictions, pages 11 C 2 and 15 111 A 2. This will be completed at our June or July meeting.

A NEW form for a Bellasera Certificate of Compliance, to be included with the residents Modification Application, was drafted. This will be presented at the June meeting for further discussion.

New Business:

There were 3 applications.

1. Robert and Emily Shriver, 7498 E. Visao Drive. Install a security door to the front entry of the house. The design is similar to designs shown in Bellasera Design Guidelines. It will be painted to match Bernard Brown with a dark brown screen. Approved.

2. Henry and Janice Lewandowski, 7646 E. Pasaro Drive. Install double screened security doors over French doors in their third bedroom/office. These doors are not visible from the street. The color will be a dark brown called Copper Texture and the screen will be a dark color called charcoal. Approved.

3. Theodore and Patricia Dixon, 7788 E. Baloa Drive. Review and approval of Final plans.

1. Building of the pool and spa. Approved.

2. A 4 foot high stone wall covered with flagstone to create a front courtyard. Approved.

3. A gas burning fireplace hidden and backed up to the front courtyard wall no higher than the planned wall. Approved.

4. A low water scape in the front courtyard area, unseen from the street. Approved.

The Modification Committee made an on-site inspection at the Dixon residence on Friday, May 16, 2008.

1. Bathroom Privacy wall placed in front of the bathroom windows, covered with stack stone from front wall. Approved.

2. 18 foot long by 8 feet wide by 10 feet high free standing architectural feature on 4 pillars to be placed between the patio and pool decking. This will be the color of the house. Approved.

3. Landscaping: Followed the Design Guidelines with trees, cacti, flowering plants, boulders, flagstone and granite. Approved.

4. Fireplace/grill. Fireplace facing South, grill facing

North; 6 ft wide by 5 ft deep structure constructed of stone and stucco. Fireplace cap to be at 12 ft high and 10 feet from side view fence. NOT approved.

5. 12x15 foot Ramada on 4 stack stone and wood pillars with flagstone floor on the East side of the house. Length running North and South. NOT approved.

The Modification Committee requested another on-site inspection of the 2 structures we disapproved.

The next meeting will be Tuesday, June 10, 2008 at 2:30P.M.

Applications need to be submitted to Management by NOON on Thursday, June 5th.

The meeting was adjourned at 4:05 P.M.

Respectfully submitted,

Dottie Schultz

Secretary

MODIFICATIONS COMMITTEE MEETING MINUTES JUNE 10, 2008

Attending: Anne Chernis, Jean Grutta, and Bob Shriver

Absent: Jane Fay and Dottie Schultz

The meeting was called to order by Jean Grutta at 2:40PM

The minutes from the May meeting were approved.

Old Business:

1. Dixon's follow-up application to change the fireplace to just gas from wood and gas and increase the size of the ramada was approved. The large lot and lack of houses on the side of the house does not have a negative effect.
2. A new compliance form was approved. (see attachment 1)

New Business:

There was one new application.

1. Stephen and Dixie Comstock, 7539 E Pasaro Dr. Paint house Soloman Sand, Original color: Approved.
2. A notice will be placed in the newsletter to remind people of the Modification Committee requirements when changes are made to the exterior of the house. (see attachment 2)

The next meeting will be Tuesday July 8, 2008 at 10 AM. Applications must be in the manager's office by noon on July 2nd.

The meeting was adjourned at 3:20PM

Respectfully submitted,
Anne Chernis
Committee Member

BELLASERA PROPERTY OWNERS
7350 EAST PONEBELLA DRIVE
SCOTTSDALE, AZ 85266
480-488-0400

NEW COMPLIANCE FORM
Adopted Tuesday, June 10, 2008

The Bellasera Modification Committee certifies that OWNER_____

LOT NO. _____ ADDRESS _____

That of this DATE _____ has completed all improvements made and other work done upon or within lot in accordance with the Modification Request dated _____ submitted to this committee and approved on _____ and that all work complies with the provisions of Bellasera CC&R's and the Design Guidelines.

Approved by Modification Committee

Member _____

Description of Modification _____

Date _____

Attachment 2

Bellasara property owners wishing to make any addition or modification to the exterior of their home, casita, garage, pool house or to modify the landscape or hardscape plan that was originally approved for their home in accordance with the Design Guidelines MUST submit an application to the Modifications Committee as required by the Design Guidelines and CC&R's. Forms for this purpose can be picked up at the office clubhouse or downloaded from the Bellasara web page. Any unauthorized modification may become subject to removal at the owners expense. An unauthorized modification could be especially troublesome when a property is for sale if a lien exists for the removal of that modification.

MODIFICATION COMMITTEE MEETING MINUTES, JULY 8, 2008

Attending: Anne Chernis, Jean Grutta, Dottie Schultz and Bob Shriver.

Absent: Jane Fay.

The meeting was called to order by Jean Grutta at 10:00 AM.

The minutes from the June meeting were approved.

Old Business:

NEW ADDITION to ancillary equipment, Design Guidelines page 23 # 3.

Solar Energy Devices. Enacted by the Legislature of the State of Arizona Section 26-37.

NOTWITHSTANDING ANY PROVISION IN THE COMMUNITY DOCUMENTS. AN ASSOCIATION SHALL NOT PROHIBIT THE INSTALLATION OR USE OF A SOLAR ENERGY DEVICE AS DEFINED IN SECTION 44-1761.

AN ASSOCIATION MAY ADOPT REASONABLE RULES REGARDING THE PLACEMENT OF A SOLAR DEVICE. IF THOSE RULES DO NOT PREVENT THE INSTALLATION. IMPAIR THE FUNCTIONING OF HE DEVICE OR RESTRICT ITS USE OR ADVERSELY AFFECT THE COST OR EFFICIENCY OF HE DEVICE.

NOTWITHSTANDING ANY PROVISION OF THE COMMUNITY DOCUMENTS. THE COURT SHALL AWARD REASONABLE ATTORNEYS FEES AND COSTS TO ANY PARTY WHO SUBSTANTIALLY PREVAILS IN AN ACTION AGAINST THE BOARD OF DIRECTORS OF THE ASSOCIATION FOR A VIOLATION OF THIS SECTION.

SOLAR PANELS

The installation of solar heating collection panels, or any generating devices that use solar electricity, may be approved by the Bellasera Modification Committee, only under specific conditions. The Property Owner shall make a written proposal to the BMC providing in detail the location, size, number of and orientation of equipment, finish materials and colors, etc., shall be visually screened from adjacent lots and from the streets within Bellasera. All reviews will take into account and will be superseded by the bills passed by the Senate #1254 and the House #2593 as it pertains to solar panels.

New Business:

There were 4 new applications.

1 Stanley and Phyllis Green, 7379 E. Visao Drive. Installation of a security/screen door on the front of the house. Color Royal Brown.

APPROVED

2 Grant and Anna Ingram, 7588 E. Balao Drive. Installing pavers to take the place of existing sidewalk entrance to the home. The color will be earth tones to blend with their Madison gold granite. APPROVED.

3 Richard and Bonnie Sisson, 7738 E. Visao Drive. Adding stone work to the front walls of the home. This will be in compliance with the stone work in the Design Guidelines. APPROVED
Stone work on the corner of the South East outside wall. NOT APPROVED.

4 Michael Hoffman, 7630 E. Visao Drive. Installation of back yard fireplace, BBQ and built in bench against the backwall flanking each side of the fireplace. Cultured stone on 2 patio columns, 3 feet high, 24 square feet for each column. Cool Deck 250 square feet will be laid matching the existing pool decking to provide additional patio space between the BBQ and the fireplace. NOT APPROVED. The Modifications Committee needs a diagram of the entire layout. The residents will need to obtain a City Permit, ordinance #3735 #4. They should refer to the Design Guidelines, page 25 #0. BBQ's, fire pits and fireplaces. The next meeting will be MONDAY, August 11, 2008 at 2:30PM. Applications must be in the Managers office by NOON on Thursday, August 7th

The meeting was adjourned at 10:45AM.

Respectfully submitted,

Dottie Schultz
Secretary

MODIFICATIONS COMMITTEE MEETING MINUTES, AUGUST 11, 2008

Attending: Jean Grutta and Dottie Schultz.

Absent: Anne Chernis, Jane Fay and Bob Shriver.

The meeting was called to order by Jean Grutta at 2:45 PM.

The minutes from the July 8th meeting were approved.

OLD BUSINESS:

Stanley and Phyllis Green, 7379 East Visao Drive. Final inspection of a security/screen door on the front of the house. In compliance.

The Modification Committee added paper work to their Design Guidelines manual on Scottsdale City Building Codes, under Application & Approval Requirements. Building Permits G page 14. A copy was also given to Management.

NEW BUSINESS:

There were two new applications.

1. Roy and Vivian Kurtz, 7534 East Visao Drive. Add boulders, pots, plants to front court yard. All plants are from the approved plant list. Please see Pots, amended page 20 10-29-01. APPROVED. Anne Chernis, proxy by phone.

2. Clark and Carol Amos, 7594 East Visao Drive. Replace west window in breakfast nook with a Anderson 200 series napoline gliding door. Add a paver walk way from garage main door and a new glider to patio. The walkway will be flagstone style pavers, dry lay into the ground with rounded river stones placed between the larger flatter stones. APPROVED. Anne Chernis, proxy by phone.

The Modification Committee members were given copies of paper work on Bellasera Community Guidelines issued by Del Webb in 2000 for their Design Guidelines manual. A copy was also given to Management.

On Monday, August 11, 2008 the Modifications Committee approved an ADDITION to the Design Guidelines on Casitia's. This will be a supplement to page 15 A #9.

CASITA'S

ADDITIONAL CONSTRUCTION OR CHANGES TO THE EXTERIOR OF YOUR HOME. Del Webb 2000.

Submit all exterior improvements to the Bellasera Modifications Committee prior to installation. All construction or changes to the exterior of a lot requires prior approval of the Modifications Committee. The committee reviews and confirms compliance of the development in accordance with a comprehensive set of design standards and guidelines. These standards cover such items as building heights, exterior colors and materials, as well as other architectural elements, such as artwork, antennae, playhouses, landscaping and fences. This review procedure allows the Association to provide fellow members comfort that all improvements will meet or exceed Bellasera's uniform standards. Confirmation of compliance of any changes must be obtained prior to starting them.

Residents also have to obtain Permits from the City of Scottsdale prior to building and a copy of the permits must be included with their application to the Modifications Committee.

The next meeting will be Tuesday, September 9th at 2:30PM. Applications must be submitted to Management by NOON on Thursday, September 4th.

The meeting was adjourned at 3:05PM

Respectfully submitted,
Dottie Schultz
Secretary

MODIFICATIONS COMMITTEE MEETING MINUTES, SEPTEMBER 9, 2008

Attending: Anne Chernis, Jean Grutta and Dottie Schultz.

Absent: Jane Fay and Bob Shriver.

The meeting was called to order by Jean Grutta at 2:45PM.

The minutes from the August 11th meeting were approved.

OLD BUSINESS

Vivian & Roy Kurtz, 7534 East Visao Drive. Final inspection of front court yard landscaping on September 9, 2008. Approved. Excellent job.

NEW BUSINESS

There were two new applications.

1. Michael Hoffman, 7630 East Visao. Submitted a copy of a Scottsdale Permit Application. Approved. The committee will approve the 5 projects outlined, if they can see a site map showing placement of the projects in the back yard.

2. Tracy & Craig Chester, 7748 East Pontebella Drive. Addition of BBQ and outdoor kitchen. The committee needs a site map showing the placement of the BBQ and kitchen in the back yard. See page 25 in the Design Guidelines manual for BBQ's, fire pits and fireplaces. Placement must be 10 feet from any side view fence panel. The residents will need to obtain a Scottsdale City Permit. Ordinance #3735, statement #4. The committee will need a copy of the permit before work can begin. NOT approved.

The Modification Committee will be working on a revised Table Of Contents for the Design Guidelines manual. This will incorporate all the new revisions and additions made by the committee in the last several years.

The next meeting will be Tuesday, October 14th at 2:30PM. Applications must be submitted to Management by NOON on Thursday, October 9th.

The meeting was adjourned at 3:15PM.

Respectfully submitted,

Dottie Schultz
Secretary

MODIFICATIONS COMMITTEE MEETING, OCTOBER 14, 2008

Attending: Anne Chernis, Jean Grutta and Dottie Schultz.

Absent: Jane Fay and Bob Shriver.

The meeting was called to order by Jean Grutta at 2:30PM.

The minutes from the September 9th meeting were approved.

There was no Old Business.

New Business:

There was one new application.

Judith Zeigor and Bruce Martin, 7620 East Balao Drive. Submitted an application for a Solar Water Heater. The Modification Committee requested a written report from their engineer for the exact roof location of the solar panel and the ability of the roof to support the panel. Request denied until further paper work is completed

The Modification Committee began working on updating the Design Guidelines Table of Contents. This will require several meetings to complete.

The Modification Committee added an addendum to Flag Poles amended page 24, 9-25-2002.

FLAG POLES

1. Flagpoles for the purpose of flying the American flag only are allowed in rear or side yards, but not in front yards. Homeowners are advised to use brackets mounted on the house or garage to display flags in the front of homes. Only one freestanding flagpole per lot is permitted.

2. The height of a flag pole can be no greater than the distance between the point of placement of the pole in the yard and the closest point of either of the following: any common area or any neighbor's property line. In no case can the height of a flag pole exceed 16 feet. Flagpoles must be round, tapered, and meet the Bellasera rust color standard for signage. The diameter of the flagpole shall be proportionate to its height. No unusual shapes or colors are permitted.

3. The American flag may be displayed as a cloth flag on a flagpole/staff or by attaching flat to a wall or flat on the inside or outside of a window, or hanging from eaves or on a garage door so long as the flag is displayed according to the Federal Flag Code. No other type of American "flag" made solely out of lights or paint or other materials.

4. The American Flag may be displayed from sunrise to sunset and must be taken down each day at sunset. Any flag displayed shall be of appropriate size in relation to the size of the flagpole.

5. The Modifications Committee must approve all plans for flagpoles and location prior to installation according to the procedures outlined in Design Guidelines Section 11.

ADDENDUM TO FLAG POLES

Flag Laws in Arizona September 2006.

A series of new laws have been enacted in Arizona, reports Howard Fisher, Capital Media Services.

All those laws enacted during the recent legislative session take effect Thursday [21 September 2006].

The measure on military flags expands an existing law that says homeowners associations don't have the authority to ban residents from erecting a pole to fly the stars and stripes. The new law adds military flags to the list of what can't be blocked by homeowners associations rules. Also included are the state flag, a POW/MIA flag and the flag of any Arizona Indian tribe.

The next meeting will be Tuesday November 11th at 2:30PM. Applications must be submitted to Management by NOON on Thursday, November 6th.

The meeting was adjourned at 3:45PM.

Respectfully submitted,

Dottie Schultz
Secretary

Modifications Committee Meeting Minutes, November 11, 2008

Attending: Anne Chernis, Jane Fay, Jean Grutta, Dottie Schultz and Bob Shriver.

The meeting was called to order by Jean Grutta at 2:30 PM.

The minutes from the October 14th meeting were approved.

Old Business:

Grant and Anna Ingram, 7588 East Balao Drive. Final inspection of pavers installed on front sidewalk entrance to the home. Approved. Nice job.

Judith Zeiger and Bruce Martin, 7620 East Balao Drive. Final inspection of a Solar water heater. The unit could not be seen from the front or sides of the home. Excellent job.

New Business: There was one new application.

Victor Vettorello, 7612 East Pontebella Drive. Requested permission to change his original house color scheme (scheme 3-Estuary) to (scheme 1-Hickory). Approved.

The committee members discussed removing the \$30.00 fee requirement from the Bellasera Modification Application #B. This is not being enforced. Bob Shriver will present this to the Board at their November meeting.

The next meeting will be December 9, 2008 at 2:30PM. Applications must be submitted to Management by NOON on Thursday, December 4, 2008.

The meeting was adjourned at 3:45PM.

Respectfully submitted,

Dottie Schultz
Secretary

Modifications Committee Meeting Minutes, December 9, 2008

Attending: Anne Chernis, Jean Grutta, Dottie Schultz and Bob Shriver.

Absent: Jane Fay.

The meeting was called to order by Jean Grutta at 2:30PM.

The minutes from the November 11th meeting were approved.

Old Business:

The Modification Committee unanimously approved to remove the \$30.00 fee, letter b., from the Bellasera Modification Application form.

Michael Hoffman, 7630 East Visao Drive, notified Management that they are ready for a final inspection of their completed project.

Carol and Clark Amos, 7594 East Visao Drive, notified Management that they are ready for a final inspection of their completed project.

Tracy and Craig Chester, 7748 East Pontebella, submitted a required building permit for their Hardscape project. Approved.

New Business: There was one new application.

Bob and Suzanne Gromko, 7690 East Perola Drive, Want to remove the stained glass panels on each side of their front door and replace them with glass block. Approved.

The next meeting will be January 13, 2009 at 2:30PM. Applications must be submitted to Management by noon on Thursday, January 9, 2009.

The meeting was adjourned at 3:10PM.

Respectfully submitted,

Dottie Schultz
Secretary