

**Modifications Committee Meeting Minutes, January 13, 2009**

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

Absent: Jane Fay.

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

The minutes from the December 9th meeting were approved.

Old Business:

Bob and Suzanne Gromko, 7690 East Perola Drive. On December 29, 2008 the final inspection of the glass blocks flanking the front door. Excellent job. Approved.

The Committee continued working on updating the index for the Design Guidelines manual.

No New Business:

The next meeting will be Tuesday, February 10th at 2:30 PM. Applications must be submitted to Management by noon on Thursday, February 5, 2009.

The meeting was adjourned at 4:00 PM.

Respectfully submitted,

Dottie Schultz  
Secretary

**MODIFICATIONS COMMITTEE MEETING MINUTES, FEBRUARY 10, 2009**

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

Absent: None

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

The minutes from the January 13th meeting were approved.

Old Business;

The Modification Committee is still working on the Bellasera Modification Application Form. They are still in the process of revising the index to the Bellasera Guidelines Manual.

Clark and Carol Amos, 7594 East Visao Drive. Final inspection of sliding glass doors in the breakfast nook and a paver walkway. Approved. Excellent job.

New Business;

Pete and Rolaine Naujokas, 7741 East Baloa. Expand existing pond and add a boulder fountain in the back yard. Add a fountain in the enclosed front courtyard. This cannot be seen from the street or adjacent neighbor. Approved.

The next meeting will be Tuesday, March 10th at 2:30PM. Applications must be submitted to Management by noon on Thursday, March 5, 2009.

The meeting was adjourned at 3:45PM.

Respectfully submitted,

Dottie Schultz  
Secretary

## **MODIFICATIONS COMMITTEE MEETING MINUTES, MARCH 10, 2009**

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

Absent: Bob Shriver.

The meeting was called to order by Chairperson, Jean Grutta at 11:00 A.M.

The minutes from the February meeting were approved.

Old Business:

Work is being continued on modifications to the Table of Contents.

On March 10th the Modification Committee approved the amendments to the Bellasera Modification Application. Management will make the changes on Bellasera's website. Residents can download the new application or get a copy from the Management office.

New Business:

Richard and Elaine Wilson, 7580 East Balboa Drive. Replace three windows with Anderson or International Low E windows. The Modification Committee approves either company as long as the window trim is a beige color. Approved.

Edward and Donna Archey, 7562 East Pasaro Drive. Replacement of double front entrance doors with Therma-Tru doors. The doors will be stained Natural Oak and the existing hardware will be used. Approved.

The next meeting will be Tuesday, April 14th at 2:30 P.M.

The meeting was adjourned at 11:30 A.M.

Respectfully submitted,

Dottie Schultz  
Secretary

[Click here for the accessible version](#)

Subject: Modification Meeting Minutes August 11, 2009

Attending: Jim Gleason, Bob Shriver, and Craig Johnson

The meeting was called to order by Chairperson, Jim Gleason at 3:12pm

New Business; Discussion of proposed amendment of article 3G concerning sculptures, depictions etc. in front or side yards.

2. Discussion proposed amendment to article 3 page 21 regarding paint to walls within the community, tabled until 9/08/2009 meeting.

3. Discussion of yard art article 3 page 20, no action taken.

4. Discussion of Lighting time, when lighting goes on and off.

5. Modification Application: Dennis Carson 7669 Visao, Approved.

The next meeting will be Tuesday September 8, 2009 at 3pm.

The meeting was adjourned at 4:03 pm 8/11/2009

Respectfully submitted, Craig Johnson

Modications Meeting Minutes 9-08-2009

September 8, 2009

The meeting was called to order by chairperson Jim Gleason at 3:05pm.

Attending; Jim Gleason, Stan Green, and Craig Johnson.

The minutes from the 8-11-2009 meeting were approved.

Modification application from Paul Antesberger 7586 east pasaro drive; installation of awning was approved by the committee.

Approved Amendments; to Article III E 6 see Jim's amended page.

Item J Section 1 page 6 Ajacent houses must be in different color schemes (this is a change).

COLORS EXTEIOR BLOCK WALLS; Facing Common Areas are responsibility of HOA and Painted Bark Mulch.(this is a change)

Discussion Item; LIGHTING POLICY, Developer provided trees must be lit by at least one exterior up-light or hanging fixture located in the branches canopy of the tree(s). Light(s) must be illuminated from sundown until 11:00pm at a minimum. Lights must be 20 watts or less. MOTION CARRIED.

Discussion Item; Follow-ups to modifications, 3 for each committee member. 3 assignments were made to each committee member.

Next Meeting October 20, @ 3pm.  
Respectfully submitted, Craig Johnson

Meeting Ajourned, @ 4:20pm 9-08-2009

Modifications Meeting Minutes 10-20-2009

October 20, 2009

The meeting was called to order by chairperson Jim Gleason at 3:10pm

All members present.

Secretary, ( Craig ) needs to e-mail meeting minutes one week before next meeting for meeting minutes approval..

Old Business;

Stan Green's Three compliance modification follow-up visits completed. 1.Richard and Bonnie Sisson. 2. Dixon 7188 east Balao.3. Vettorello 7612 Pontebella.

Jim Gleason's compliance modification follow-up visits completed..1.Naujokas 7741 Balao completed.

Modifications; Discussion of future welcoming for new Bellasera residents, welcome party and introduction and delivery of Bellasera guidelines for modifications and living in Bellasera lifestyle guidelines. Approved.

Lighting discussion continues....

New Business; Modification Applications, 1. Larry E. Junker 7692 east Pontebella, request to build a pool and spa.. Approved Uniamously

October 20, 2009

Modification application, 2. Lloyd Erlemann, 7663 east Visao modification application request, Approved Unanimously

Modification application, 3. Richard Lynch, 7224 east Visao .Application approved with gate to be painted Bernard Brown.

Modification application, 4. Marci Sheer, need more information, tabled until committee has opportunity to meet with homeowner and solar company.

Modification application, 5. Bruno LeDonne, 31063 north 72<sup>nd</sup> place placement of satellite dish. Location of satellite dish is not in compliance X1A lite to be aimed toward house not satellite dish, not in compliance with page 27 X1A.

Next meeting November 18, 3pm 2009

The meeting was adjourned at 4:37 pm 10-20-2009

Respectfully submitted,

Craig Johnson



Modifications Meeting Minutes 11-20-2009

The meeting was called to order by chairperson Jim Gleason at 12:09 pm

Attending: Jim Gleason, Bob Shriver, and Craig Johnson.

Old Business; minutes approved from 10-20-2009

New Business; Modification Applications;

1. Craig and Tracy Chester, 7748 east pontebella , Approved uniamously.

2. Barry Perhac's application tabled until Bob and Craig can visit Mr. Perhac's home @ 4pm. 11-20-2009 to visualize proposed modification.

3. Donald Dixon modification application needs the pertinent application and city of Scottsdale permit applications for submittal for pool construction. A full size drawing is needed for the modification application.

Modification minutes 11-20-2009, continued page 2

4. Modification application, Paul and Louise Evenson 7527 east pasaro drive. Application Approved with the stipulation that awning (vertical patio screen) be closer to the color to the exterior of the home. Color submitted does not meet the requirement. Color sample must be submitted before approval.

Next meeting 12-01-2009 @ 3:00pm.

Meeting adjourned at 12:53pm. 11-20-2009

Respectfully submitted,

Craig Johnson

## Modification Committee Meeting Minutes December 1, 2009

The meeting was called to order at 3:07pm by chairperson Jim Gleason .

Attending ; Jim Gleason, Bob Shriver, and Craig Johnson.

Old Business minutes were approved from 11-20-2009 meeting.

New Business; Modification Applications;

1. Donald Dixon 30898 north 74<sup>th</sup> way, Pool & Spa Application from previous 11-20-2009 meeting. Has full size drawing, Permits and necessary applications. Modification application Approved with stipulation. The work installation is within City of Scottsdale guidelines and permits. The Modification Committee will receive a completed inspection report on the work to be done in Mr. Dixon's modification application as described by his drawing.

2. Marvin Lavin 7677 east balao drive, Driveway expansion application, Approved.

Next Meeting, January 12, 2010 at 3pm. Meeting Adjourned at 3:56pm. Respectfully submitted, Craig Johnson