

## Modifications Committee Meeting Minutes 1-12-2010

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

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

Old Business; minutes were approved from 12-1-2009

New Business; Modification Applications;

1. Jane Hillerson 7623 East Corva drive, Jane Hillerson presented her application to the committee regarding the change in color of landscape stone at her home previously installed prior to this meeting. Application not approved.

2.FM and Lou Garrett 7607 East Corva drive.Mrs.Garrett was present to present her application for putting green decorative flagstone overlay and some new plants in her backyard. Application Approved.

3.Robert Hertzberg 7355 East Brisa.Modification Application to install Direct TV dish to be placed on east side of Mr. Hertzberg's lot.Modification Application Approved. Second application proposal for Aviary.Application Approved.

4.Clinton & Jessica Everton 7694 East Pasaro drive.Modification Application proposal for installing a pool fence,same type of material as current fence around the property an will adhere to Scottsdale laws and guidelines.Application Approved with stipulation,that the fencing to be installed is same color and style as used in Bellasera.

5.Sid & Judy Charnock 7431 East Pasaro drive.Modification Application to construct free standing ramada in backyard.Application Approved.

6.Barry Perhac 30925 North 78<sup>th</sup> place.Modification Application needs more information to obtain approval.

Next modification meeting 2-09-2010@3pm.  
Meeting moved to 2-10-2010 @ 3pm.

Meeting Adjourned at 4:30pm.  
Respectfully submitted,

Craig Johnson

*Bellasera Community Association*

**Modifications Committee Minutes, March 9, 2010**

The meeting was called to order at 3:07pm by Stan Green

Attending; Stan Green, Bob Shriver and Craig Johnson .

Old Business; minutes from last meeting February 10, 2010 were approved.

New Business; Discussion of Height, distance and paint color of added structures to Bellasera homes.

Discussion with Pat Bradley and her concerns with construction of ramada at 7431 east pasaro drive height, lack of paint color and distance from wall next to their home.

1. Modification Application from Candy and Ward Phelps 7728 east Moura proposal of house and walls. Check with Bellasera office to reference Dunn and Edwards scheme no.5 stipulation, manufacture's colors and paint number.

2. Modifications Application; Jeri Land 7786 east Visao. Proposal of addition of flagstone patio in the rear of home, flagstone firepit, all new landscape with pottery and lighting. Discussion; It appears work requested has been completed before submission of application for modification. Several items are in violation of Bellasera Design Guidelines. Members of the committee will meet with Jeri Land to provide advice and direction on compliant procedures.

Discussion on the need to update Design Guidelines. Get changes and updates on office computer, produced, and sent to all residents of Bellasera.

Meeting adjourned, March 9, 2010 @3:55pm  
Respectfully submitted, Craig Johnson

*Bellasera Community Association*

Modification Committee Meeting Minutes, April 13, 2010

Attending: Jim Gleason, Stan Green, Bob Shriver and Craig Johnson  
This meeting began at the Laud residence, 7786 east Viaso at 3pm 4-13-2010  
Jeri Laud will be directed to remove 3 pots in their front yard.

The modification committee then convened at the Bellasera clubhouse at 3:37 pm. 4-13-2010.

Old Business; *3/9/2010*  
Minutes approved from *3-19-2010* meeting.

Discussion on Dan and Pat Bradley's concerns of neighbors ramada at 7431 east pasaro drive. The ramada at 7431 east pasaro will be directed to be painted the same color as the home. This ramada will also have to comply with all City of Scottsdale guidelines for this structure which include distance from side wall.

Discussion of satellite dishes;

Regarding satellite dishes in design guidelines and federal regulations; Applications for antennas or satellite dishes must be submitted before any placement to assure minimal visual intrusion. Discussion of putting a notice in Bellasera newsletter about submitting an application before any alteration to Bellasera residences.

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Modification Committee Meeting Minutes, April 13, 2010

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.Mr. Charnoff came to modification meeting at 4pm to discuss his ramada and to give the committee additional information. Mr. Charnoff said he would paint his ramada the trim or the "bump out" color of his home.

We the Modification Committee will check with the City of Scottsdale in reference to compliance with City of Scottsdale guidelines, requirements, etc. Mr. Charnoff said he would check with his builder.

Modification application; The Vignovic residence at 7783 east visao drive, proposal for 19x17 Lattice Cover. Application not approved. Direction given to Mr. Vignovic for construction for lattice cover, ramada not to touch residence, color to be compatible with Bellasera guidelines and in accordance with the City of Scottsdale. Resubmit application with more information about proposal and construction of Lattice ie; Ramada, Gazebo, etc. Please refer to section III item V in the Bellasera guidelines.

Discussion of Bellasera Door color. Discussion of the Dixon's white door. Stan requested the office send letter to the Dixon's regarding their white side door and direction.

Meeting adjourned; 4:53pm 4-13-2010.....Next Meeting 5-11-2010 @ 3pm

Respectfully submitted,  
Craig Johnson

*Bellasera Community Association*

**Modification Committee Minutes, May 11, 2010**

Attending: Jim Gleason, Stan Green, Bob Shriver, and Craig Johnson

This meeting began at Linda Garmany's home 7544 E. Corva drive at 12:30 pm, 5-11-2010 in reference to her modification application. The modification committee recommendation was for 1 lite per tree in the front yard for a total of two and 1 lite in the side yard by gate is permitted. Further discussion included pavers in the front yard and Madison gold landscaping stone with stabilizer. All lites along flagstone walk in back are permitted.

2. Modification committee next met at Greg & Jeanne Dittoe's home at 7744 Moura drive. The modification committee recommendation was for 1 lite per tree in the front for a total of three. 3 lites along driveway in front not recommended. Accent lighting should be used in moderation. Further the committee recommended that a courtesy statement should be sent to notify the Dittoe's neighbors to the east and north concerning lites to be installed on the west side of the Dittoe's home. Additional discussion included 16 inch high perimeter to firepit, new 2 tier putting green, and flowers to be added.

The Modification Committee then convened at the clubhouse at 3:05pm with all members in attendance.

Old Business; Minutes from the 4-13-2010 modification meeting were approved.

New Business; Craig Johnson is directed to e-mail meeting dates to Keith Christian and send modification meeting minutes to Jim Gleason the Friday preceding the monthly modification committee meeting.

1. Modification application; The Jim Gleason residence application for a satellite was approved the recommendation that Mr. Gleason lower his satellite dish.

*Bellasera Community Association*

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2.Modification Application;Mr.Chuck Roach for Solar Electric System @ 7885 east Balao drive.Application is approved as long as collectors are not significantly reflective.

3.Modification Application;Greg and Jeanne Dittoe at 7744 Moura drive.This modification application needs more information and would request the company doing the work to attend a modification meeting or meet with the owner at his residence and the contractor.Please see earlier notes in these minutes.A meeting did take place 5-11-2110 with the owner and his contractor and recommendations were provided.Additional information is needed as to the proposed fireplace location and if it is gas or wood burning.

4.Modification Application;Linda Garmany @ 7544 east Corva drive.Flagstone walkway on east side not approved.Need more information,meeting at residence recommended.A meeting at 7544 east Corva take place 5-11-2010 @ 12:30 pm.Please see earlier notes in these minutes on page 1 for direction and recommendations.

Discussion of Ms. Sheer's previous application and review.It appears that the solar installation is different than stated in application.Please direct office to send a letter.

Meeting adjourned @ 3:53 pm.....Next Modifcation Committee Meeting June 8 at 3pm.

Respectfully submitted,  
Craig Johnson



*Bellasera Community Association*

**Modification Committee Minutes, June 8, 2010**

Attending; Jim Gleason, Stan Green, Bob Shriver, Anna Ingram, and Craig Johnson

This meeting was called to order at 3:07pm by Jim Gleason

Old Business; Minutes from the May 11, 2010 Modification meeting were approved.

New Business;

1. Modification application; Mr. and Mrs. Dennis Lamb of 7547 east Ponte Bella drive were in attendance to present their application. The installation of the trellis in the location requested is approved. However the design submitted is not approved. The applicant can submit with a different application. Please refer to article 3, C4G page 17, page 15 III A1 and II page 7A.

Bob Shriver recused himself from discussion of this application.

2. Modification application; Denise Obser 7612 east Balao drive, installation of screen door. Application approved.

Meeting adjourned @ 4:15 pm June 8, 2010.....Next meeting July 13, 2010 at 3pm

Respectfully submitted,  
Craig Johnson

**Bellasera Community Association**

**Modifications Committee**

**July 13, 2010**

**Members present:** James Gleason, Chairman; Stanley Green and Robert Shriver

**Called to Order:** The meeting was called to order at 3:00 p.m.

**New Business:**

- There was one Modification application to review:

Don Dixon

30898 N. 74<sup>th</sup> Way

Scottsdale, AZ 85266

Request to install a retractable screen door.

Application was approved.

- The Committee reviewed and approved the New Design Guidelines.
- The next meeting will be Thursday, August 26, 2010. Applications must be in the manager's office by noon on August 25<sup>th</sup>.

Submitted by,

Stanley Green

*Bellasera Community Association*

**Modifications Committee Minutes, August 26, 2010**

Attending; Jim Gleason, Stan Green, Anna Ingram, and Craig Johnson

This meeting was called to order at 3:04 pm by Jim Gleason

Old Business; Minutes from 6-8-2010 and 7-13-2010 were approved.

New Business;

1. Modification application; Mr. Rod Glide of 7273 east Visao proposal to paint exterior of his home. Application approved Frazee scheme #5. However Mr. Glides proposal of a satin finish was not approved.

2. Modification application; Mr. and Mrs. Ken Walker of 7612 east Ponte Bella proposal to change landscaping in the backyard. Mrs Walker was present to present their application. Discussion of drainage in backyard. The committee requested information regarding hopseed bush. Application was approved with the additional information to be provided to the committee in reference to their questions. Questions included hop seed bush, location of barbecue island, size of boulders in front yard, and description of rip rap in the front yard.

Meeting adjourned @ 3:58 pm 8-26-2010.....Next meeting 9-14-2010 at 3pm.

Respectfully submitted, Craig Johnson

*approved Jim Gleason Chairman*

*Bellasera Community Association*

**Modifications Committee Minutes, September 14, 2010**

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

The meeting was called to order at 3:10pm 9-26-2010 by Jim Gleason.

Old Business; Minutes from 8-26-2010 were approved.

New Business; Discussion of adding audible buglar alarms to residences to design guidelines as a supplement to alarm systems.

1. Modification applications; Jim and Mary Gleason 7235 east Brisa, Mike Holt 31064 north 72<sup>nd</sup> place and Philip and Priscilla Castrovinci 7251 east Brisa have applied to add outside alarm systems to their homes. The concept is approved but description of audible alarm systems needs to be added as a supplement to alarm systems in the Bellasera Design Guidelines.

2. Modification application; Michael Hoffman 7630 east Visao. Application is approved to install solar powered motion lites on exterior of home with a limit of three units.

3. Modification application; Linda Garmany 7544 east Corva. Application approved to do flagstone on walkway from gate to curb.

Meeting Adjourned @ 3:45pm 9-14-2010.....Next Meeting 10-<sup>12</sup>~~14~~-2010 @ 3pm.

Respectfully submitted,  
Craig Johnson

*Bellasera Community Association*

**Modifications Committee Minutes, October 12, 2010**

Attending: Jim Gleason, Bob Shriver, Anna Ingram, Stan Green and Craig Johnson

The meeting was called to order at 3:07pm October 12, 2010

Old Business; Minutes from 9-14-2010 minutes were approved with one correction, the date of the next meeting is 10-12-2010.

New Business;

1. Modification application, Mr. Stephen Dixon 7241 east visao, to install full size gate. The full size gate concept is approved however the modifications committee will need information on the glass in the gate or screen using Bernard brown for the gate color.

2. Modification application, Mr. Donald Dixon 30898 north 74<sup>th</sup> way, application for installing a awning and documents approved. Additional information is requested about the maxium projection of the awning from the home.

3. Modification application, Mr. Gerald Olsen 30947 north 74<sup>th</sup> way, application for the installation of Direct TV satellite dish is approved in concept with more information needed on the location of the satellite dish which needs to be approved by the modifications committee.

4. Modification application, Mr. Leo Cattoni, 7288 east visao, Item no. 1 more information is needed on proposed plant list. Equate the proposed list to the corresponding Bellasera design guideline list and their common names. Item no. 2 The bench proposed needs to be Bernard brown in color. Item no. 3 proposed pavers are approved. Item no. 4 proposed concrete bench seat approved. Item no. 5 fireplace proposal and gas lines approved with the approval of the city of Scottsdale permits and guidelines. Item no. 6 please submit separate application for front security door and information on landscaping in the front yard.

Meeting adjourned @ 4pm 10-12-2010... Next meeting 11-9-2010, submitted, Craig Johnson

Approved 11/9/2010  
James M. Gleason

*Bellasera Community Association*

**Modifications Committee Minutes, November 9, 2010**

Attending; Jim Gleason, Bob Shriver, Anna Ingram and Craig Johnson

The meeting was called to order at 3:05pm November 9, 2010

Old Business; Minutes from October 12, 2010 were approved.

In attendance at today's Modification Committee meeting; Mrs. Susan Loiselle and Mr. Dennis Soeffner

1. Modification application, Mr. Dennis Soeffner, 31211 north 77<sup>th</sup> way. Application for roof mounted solar panels, was approved by the committee.
2. Modification application, Mr. Charles Mason, 7855 east visao drive. Application for extension of date to complete casita, was approved by the committee.
3. Modification application, Leo and Virginia Cattoni, 7288 east visao drive. Application to replace front door with a metal(iron) front door. Application not approved. Please reference III Design Guidelines A.1 page 15 or 18 entitled Architectural character modifications to additions to and maintenance of existing homes and casitas.
4. Modification application, Mr. Craig Klos 7682 east perola. Application for location of Dish TV satellite dish. Application not approved. The committee needs more information on the specific location of the satellite dish.

Discussion: The committee recommends to the Board to publish in the next two newsletters the Bellasera Residential Landscape Guidelines( document by Anna Ingram ).

Meeting adjourned @ 4:30pm 11-09-2010....Next meeting 12-14-2010.....C. Johnson