

Modifications Committee Meeting Minutes, November 13, 2007

The meeting was called to order on November 13, 2007 at 2:35PM.

Attending:

AnneChernis, Jean Grutta, Roy Kurtz, Dottie Schultz and Bob Shriver.

The minutes were approved from the October 9, 2007 meeting.

Old Business:

Bob Shriver submitted a Proposal Amendment to the Design Guidelines from the Bellasera Board.

PROPOSAL

1. Change the title to Garbage and Trash.
2. Revise the wording as follows:

No garbage or trash shall be stored in such a way that it is visible from the street or adjoining properties unless it is in containers provided by the City of Scottsdale for such purposes.

Trash and recycling containers may not be stored in the front area of any home. They shall be placed in the trash pick-up area NO earlier than 5:00PM the day prior to pick-up and removed NO later than 11:59PM the day of pick up.

Bulk trash shall NOT be stored in the front area of any home. Bulk trash shall be placed in the trash pick-up area no earlier than three days prior to the designated beginning day of the week specified for bulk trash pick-up by the City of Scottsdale.

The Modification Committee also discussed solar panels and requested more information from the Board on how other communities are handling this situation.

New Business:

Clinton and Jessica Everton, 7694 E. Pasaro Drive, submitted an application to remove a 250 square foot area of grass in their front yard. This will be replaced with Madison Gold Rock. There will also be some contouring to blend the new area with the existing yard. Approved.

Sam and Debbie Krause, 7378 E. Brisa Drive, submitted an application to enclose the present 168 square foot patio to increase the size of the existing living room area. Remove the sliding door from the Master Bedroom and build a solid wall. Replace the Master Bedroom window with a slide for egress. Approved.

Bob Gromko, 7690 E Perola Drive, did not submit an application but attended the Modification Meeting with a request to remove a tree from his front yard that was leaning on the cinder block wall. Approved. If he replaces the tree he will need to submit an application to the Modification Committee following the Design Guidelines for approved plantings.

Ted and Trish Dixon, 7788 E Balao Drive, submitted an application with several requests for outside landscaping, hard scape, walls, gates, fences and pool remodel.

Reduce the front yard grass area by 1/3 and curving the stone wall.

Approved.

The stone wall's entry pillar will be moved back from the drive way by a couple of feet. Approved

A small water feature will be added to the new patio. Approved. See height limit Design Guidelines #G Amended page 20.

A new gate will be added to the wall on the East side of the house to match the gate on the West side of the house. Approved.

Demolition and reconfiguring the shape and depth of the pool.

Approved. See Design Guidelines POOLS page 25 #N.

Adding a hard scape sitting area and fire pit west of the pool. The Modification Committee needs more information before approval can be given. See Design Guidelines, Barbecues, Fire pits, and Fireplaces #0 page 25.

Adding a small water feature in the East yard and a privacy water feature at the bathroom windows in the West yard. Approved as long as the height is limited to 5 feet. See Design Guidelines #G Amended page 20.

Opening the view of the desert by removing the view fencing in the back and 1/3 of the side yard. NOT APPROVED.

The next meeting will be December 11, 2007 at 2:30pm. Modification applications must be submitted to Management by NOON on December 6, 2007.

The meeting was adjourned at 4:00PM.

Respectfully Submitted,

Dottie Schultz

Committee Member