# BELLASERA BOARD OF DIRECTORS REGULAR MEETING Tuesday, February 15, 2022 MINUTES

## Call to Order, Quorum, Meeting Protocol

Richard Hoffman called the meeting to order at 12:55pm. With five Board members present, quorum was established.

Board Member(s) Present: Richard Hoffman, Dennis Soeffner, Joseph Carlon, James Ragborg, Dave Wyllie

AAM Present: Pamela Nunnelly, Community Manager

Recording Secretary: Denise Guest

# Approve minutes from January 19, 2022 BOD meeting

The Board unanimously approved the minutes with the following changes - correction to Dave Wyllie's last name and adding Mr. Lamb's point of order which was denied by Richard Hoffman.

## **Member Comments and Questions**

The following item was discussed – Mr. Lamb made a point of order about rule 5. All questions/comments were addressed.

#### Reports

- Treasurer James Ragborg provided an update.
- ¬ **Budget and Finance** same as above.
- ¬ **Modifications** didn't meet.
- ¬ **Building and Grounds** Bruce provided an update on enhancement ideas for the trails.
- ¬ **Communications** Richard Hoffman provided a brief update.
- Security Joseph Carlon provided an update.
- Community Manager Pamela Nunnelly provided an overview of ongoing projects, inspections, and common areas, among other items.
- ¬ **President** Richard Hoffman provided an update on records retention.

# Old Business

¬ Roof Replacement Update – Engineer's Assessment: Building & Grounds to get updated bids and produce a recommendation for the Board.

- Landscape Proposals Tree Trimming James Ragborg made a motion to select the Stillwater Landscape proposal. Dennis Soeffner seconded the motion.
   All in favor, motion carried.
  - Back to Nature Landscape
  - Stillwater Landscape
  - Integrated Landscape
- Annual Election of Directors/Annual Meeting Timing/Electronic Voting Richard Hoffman made a motion for the Annual Meeting to be 4/24/22 @ 2 pm with no electronic voting, notices to be included in mailer, and 4 vacancies and terms will be filled based on total votes. Joseph Carlon seconded the motion. The motion carried 4 to 1 as James Ragborg was against.
- Coral Pools Proposal- Beach Tiles Install Richard Hoffman made a motion to make an exception on the spending policy and accept Coral Pools proposal since 3 proposals cannot be gathered. Dennis seconded the motion. All in favor, motion carried.
- Pool Deck Paint Proposals Dennis Soeffner made a motion to accept DR subject to clarification that the proposal is \$5500. Joseph Carlon seconded the motion. All in favor, motion carried.

## **New Business**

- ¬ Firewise Program James Ragborg made a motion to approve sending the application to the City of Scottsdale. Joseph Carlon seconded the motion. All in favor, motion carried.
- BTN Proposal Irrigation Renovation: Change Polyline to PVC Building & Grounds is not ready to make a recommendation currently.
- ¬ Lone Mountain Trail Access discussed in reports section.
- ¬ DR Paint Proposals- Pool area Tables, Planter Pots − The Board unanimously tabled this item to check on the prior project warranty.
- ¬ BTN Proposal Smart controller to the irrigation system No action taken, waiting for specifics from Building & Grounds.
- Building & Grounds Member interest in serving on the Committee Richard Hoffman made a motion to appoint Sarita Simmons to the Committee. Dennis Soeffner seconded the motion. All in favor, motion carried.

Next meeting date: March 23, 2022 @ 1pm

### Adjournment

With no further business, Richard Hoffman adjourned the meeting at 2:29pm.

Respectfully Submitted by, **Denise Guest**Denise Guest

Recording Secretary on Behalf of the Board of Directors