

**BELLASERA COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Bellasera Community Clubhouse  
7350 E. Ponte Bella Drive, Scottsdale Arizona, 85266**

**March 30, 2015 – 1:00 PM**

**MINUTES**

**Call to Order**

- Richard Hoffman, President, called the meeting to order at 1:10 p.m. A quorum was present.

**Members Present**

- Richard Hoffman, President; David Reid, Treasurer; Craig Johnson, Director, Kirk Rimsnider, Secretary and Guy Yates, Director.

**Others Present**

- Viola Lanam, Community Manager, and Sharon Foxworth, Office Administrator
- Two homeowners
- Mike LaBarre of LaBarre/Oksnee Insurance

**Questions from the Floor**

- No questions

**Approval of Minutes**

- David Reid moved to approve the minutes from the February 26, 2015, meeting as submitted. **Minutes were unanimously approved.**

**Insurance Presentation**

- Mike LaBarre gave a presentation for CAU insurance for property coverage.
- Richard Hoffman moved to approve the insurance coverage with Philadelphia but switch to Liberty Mutual for directors and officers. **Motion carried.**

**Treasurer and Budget & Finance:**

- David Reid reviewed the financial statement and budget.

**Modifications Committee:**

- One application was received and approved.

**Building and Grounds**

- No meeting

### **Communications:**

- The Lone Mountain Rd. clean up will be April 18<sup>th</sup>. An Eblast will be sent. Emily Shriver is the coordinator.
- The bulletin boards still need the cork replaced and two locks repaired. Viola has response in her Management report.
- Keith Christian is asking about the possibility of doing a community survey to enhance reserves by imposing a transfer fee on the resale of homes. David Reid recommended that the Budget and Finance committee should discuss it first.
- Craig Johnson will put an article in the newsletter regarding keeping dogs from barking and disturbing neighbors.

### **Security Committee:**

- It was suggested that the Security committee get involved in unusual violations. Viola Lanam agreed.

### **Community Manager:**

- See the attached report.

### **President:**

- Richard Hoffman gave an update on the NAOS violation and stated that the trees were purchased but he has not been able to get in contact with the homeowner.
- Verizon has not responded to his calls regarding the status of the placement of the cell tower.

### **Old Business**

- The 2015-2016 Budget will be reviewed and approved at the Special Meeting following the Annual Meeting.

### **New Business:**

- **Ad-Hoc Committee Road (see attached for complete recommendations)**
  - It was recommended to remain as it currently is and do crack filling when there is a road sealing
  - Kirk Rimsnider is to create a statement to be included in the Modification Application Approval Form stating that building materials and gravel must not be stored in the road but must be put in the driveway or hardscape due to the damage it causes to the asphalt.
  - Items 1, 2 and 3 of the recommendation are to be sent to the Budget and Finance committee for approval
  - Richard Hoffman proposed that the balance of the Ad Hoc Committee's recommendations be as the committee recommends. **Motion carried.**

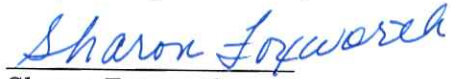
### **Transponder Rules**

- Richard Hoffman moved to approve the transponder rules to make the change from 90 to 30 days for a tenant to receive a sticker transponder gate opener. **Motion carried.**

**Adjournment**

- There being no further business, the meeting was adjourned at 2:20 p.m.
- The next Board meeting will be held on April 19, 2015, after the annual meeting.

Respectfully submitted,



Sharon Foxworth

Recording Secretary

Attachments:

Community Manager's Report

Asphalt Roads Ad Hoc Committee Recommendations

## **MANAGEMENT REPORT**

### **Bellaser Homeowners Association**

Submitted by: Viola Lanam, Community Manager

3/27/2014

BOD Meeting Date: March 30, 2015

### **FINANCIAL:**

- Reviewed and coded invoices for AP processing

### **VIOLATIONS:**

- Inspections of community completed at intervals.

### **LANDSCAPE ITEMS/ISSUES:**

### **MANAGER ACTION ITEMS:**

- The Building and Grounds Committee did not meet in March.
- I attended the Budget and Finance Committee meeting on Wednesday, March 25<sup>th</sup>.
- A proposal from DR Paint to paint the posts at the tennis courts and dog-park has been accepted.
- The large pots have been installed at the entrance of the vehicle gate off Lone Mountain Rd. If everyone is satisfied with the placement, I will ask Four Peaks to move forward with filling and planting of cacti.
- Additional trail signs were ordered and installed.
- Sharon and I completed the inspection of house numbers throughout the community.
- The treadmills are to be shipped next week and should arrive at Advanced Exercise Equipment's warehouse by April 10<sup>th</sup>. We will receive a call at that time for delivery and placement.
- I believe a solution has been found for the bulletin boards. GB Maintenance will be adding a gasket around the door plus they will replace the cork board. We are going to try this solution, on one bulletin board first, and have the Communication Committee advise if satisfactory.
- The cracked filter pump housing needs to be replaced on Filter #4.

### **UPCOMING:**

- Erosion repairs on the walking trail
- Median Enhancement



**Bellasera Community Association**

**REVISION B MARCH 26, 2015**

**ASPHALT ROADS AD HOC COMMITTEE RECOMMENDATIONS**

**The Asphalt Roads Ad Hoc Committee makes the following recommendations:**

1. Quarterly assessments are not to be increased.
2. Implement a transfer fee on any sale of a home in Bellasera. The fee would go directly into the Reserves.
3. Separate the Roadway Reserve dollars, from the other Reserve funds. Continue to devote 60 to 70 % of the Reserve to the Roadways.
4. Building materials including landscape gravel are not to be dumped on the street. Damage caused by the Bobcats moving the material can be significant. The Homeowners to be instructed that this is no longer permitted and those materials must be placed on driveway. A fine will be imposed on any violators.
5. Inform Homeowners that delamination of sealer on E Pontebella Drive is due to a lack of cleaning prior to application or dilution of the seal coat material or both. Solution is to let sealer naturally wear away over a 2 year period. (Homeowners have expressed concern over appearance).
6. Maintenance of Roadway tasks may very well shift into following years if Roadway deterioration is not as severe as predicted. Our Roadways are in good structural condition. Frank Civil Consulting recommendations are conservative and clearly represent a worst case scenario. The Committee recommends that Clean and Fill Cracks is only done when Sealing or Overlay is done. This method has been used for the past 17 years, resulting in Roadways which are clearly in a structurally sound condition. Roadways, Culverts and Concrete Pavements are to be evaluated on a year by year basis. Depending on Roadway condition, there is a possibility of postponing the Pavement Overlay to 2025, replacing it with a Crack Filling and Seal Coat in 2021.

Explanation for tasks and their cost are to be found in Frank Civil Consulting documents: "Bellasera Ten Year Maintenance Plan Recommendations" dated September 26, 2013, and "Report of Findings" dated November 14, 2013. Report results were updated in March 2014 and there is no basic change.

Tasks such as: Repair Damaged Concrete and Repair Drainage/Structural Deficiencies (Streets) are contingency issues and can be addressed as such. A per year allotment should cover these items. The allotment should also include Culvert cleaning and repair and any emergency asphalt repairs.

Tasks and dates as outlined by Frank Civil Consulting have been modified as follows:

DATE	TASK	COMMENTS
2015	Repair Drainage Deficiencies, this would include cleaning scuppers, culvert pipes, and rip rap and repairing any damaged rip rap and spillways.	Add costs for: a. Technical Assistance (Reduced due to limiting of tasks). b. Sales Tax
2016		
2017	Asphalt Patching, Clean and Fill Cracks, Masterseal PMM Ready to Use, 2 coats. Do entire community to obtain reduced cost due to economy of scale.	Add costs for: a. Traffic Control b. Technical Assistance (Reduced due to limiting of tasks). c. Sales Tax
2018		
2019		
2020		
2021	Pavement Structural Enhancement Overlay. This also requires, Asphalt Patching, Clean and Fill Cracks and application of a Bonding Agent. Do entire community to obtain reduced cost due to economy of scale. Use a 10% reduction.	Add costs for: a. Traffic Control b. Utility Adjustments, Survey Monuments c. Technical Assistance (Reduced due to limiting of tasks). d. Sales Tax
2022		
2023		
2024		
2025	Asphalt Patching, Clean and Fill Cracks, Masterseal PMM Ready to Use, 2 coats. Do entire community to obtain reduced cost due to economy of scale.	Add costs for: a. Traffic Control b. Technical Assistance (Reduced due to limiting of tasks). c. Sales Tax

Continue with Asphalt Patching, Clean and Fill Cracks, Masterseal PMM Ready to Use, 2coats; monitoring roadway conditions on a yearly basis until a major reconstruction or replacement is warranted. A 20 to 25 year life for the Structural Enhancement Overlay can be expected. Eventually a complete removal and replacement of the Roadway may be required. When the time comes, in its last remaining years, the Roadway perhaps should be allowed to deteriorate somewhat, stretching the replacement time to 2046 or beyond. It would not be cost effective to Crack Fill and Seal a Roadway that was soon to be removed and replaced. Depending on Roadway condition in 2021 an additional factor that may be possible is that the Roadway is Overlaid in 2025 instead of 2021 this could extend the Roadway life to 2050 or beyond.