

**BELSERA COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES**

**January 24, 2017**

- CALL TO ORDER**                   The Board of Directors meeting of the Belsera Community Association was called to order at 6:04 p.m. by Carol Corporales, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT**               Carol Corporales, President  
James Gianelli, Director  
Victor Gianelli, Secretary
- ABSENT**                             Martin Molina, Vice President  
Simon Mayeski, Treasurer
- OTHERS PRESENT**                 Robin Fennell, Community Association Manager, Walters Management  
Cory Frazier, Recording Secretary, Walters Management  
Interested Homeowners
- HOMEOWNER FORUM**             The meeting was opened for homeowner commentary. The following topics were discussed:
- Mulch
  - Raptor Perch
  - Gnats
- EXECUTIVE SESSION DISCLOSURE**   At the Executive meeting following the November 22, 2016 Session the Board discussed the following topics:
- Approval of minutes
  - Violation hearing
- APPROVAL OF MINUTES**           The Board reviewed the minutes of the November 22, 2016 Board meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of November 22, 2016.
- TREASURER'S REPORT**           In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending November 2016. Based on this review, the Association is in compliance with Civil Code requirements.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors moved to accept the November 2016 financial statements pending the annual review.
- PEST CONTROL**                   Two representatives from Pestgon were present to discuss the increased rodent activity in the community. The previous technician for Belsera had resigned and the Board discussed a pest control plan moving forward, including replacing existing bait boxes with larger capacity boxes.

**FLOORING**

The Board discussed documentation from 11282 Portobelo regarding hardwood flooring. The owners had sent documentation claiming they met soundproofing requirements.

Upon a motion duly made, seconded and carried unanimously; the Board approved the application on the condition the attorney agree that the tests showed the soundproofing met the requirements.

**ADDRESS  
IDENTIFICATION**

This item was tabled for the next meeting.

**LIGHTING PROPOSAL**

This item was tabled for the next meeting.

**LANDSCAPE PROPOSAL**

Green Valley Landscaping has given a proposal to remove a palm tree in the upper volleyball area. The cost of the proposal is \$950.00. Green Valley believes removal of the tree is necessary.

The Board directed management to get a second opinion from Western Tree Services on the necessity of removing the tree.

**RESERVE  
RECOMMENDATION**

The Board reviewed and considered a reserve recommendation from David Lynn at Morgan Stanley.

Upon a motion duly made, seconded and carried unanimously; the Board approved the reserve recommendation.

**POOL SIGNAGE  
REQUEST**

The Board reviewed and discussed a request by a resident to have a pool sign installed referencing the rule only allowing people ages 15 and older in the spa area.

The Board directed management to have the sign installed.

**INFORMATIONAL  
ITEMS**

The Board reviewed the following informational items:

- Action list
- Work order log
- Unit Escrow List
- Correspondence
- Map


**ADJOURNMENT**


There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned to Executive Session at 7:17 p.m.

Respectfully submitted,

Cory Frazier, Recording Secretary

**APPROVED:**

  
\_\_\_\_\_  
Carol Corporales, President                      2/28/17                      Date

  
\_\_\_\_\_  
~~Victor Gianelli, Secretary~~                      2/28/17                      Date  
SIMON MAREDI, TREAS.