

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

January 25, 2011

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:02 p.m. by President, Simon Mayeski, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Simon Mayeski, President
Carol Corporales, Vice President
Leslie Pembroke, Treasurer
Ralph Kingery, Secretary
Patricia Dean, Director
- ABSENT** None
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Karoline Whitaker, Recording Secretary, Walters Management
Joseph Krizovsky, Paradise Roofing
Interested Homeowners
- HOMEOWNER FORUM** The meeting was opened for comments from homeowners. Topics discussed were:
- Night noise
 - Tenant compliance
- APPROVAL OF MINUTES** The Board reviewed the minutes of the November 23, 2010 Board meeting. It was noted that the retaining wall should be amended to state "fence". The minutes were amended to reflect the correction.
- Upon a motion duly made, seconded, and unanimously carried, the Board of Directors approved the Regular Session minutes from November 23, 2010 Board meeting as amended. (Kingery/Mayeski)
- TREASURER'S REPORT** The Board reviewed the November & December 2010 financials as submitted by Walters Management and indicated that the Board of Directors' review was in compliance with California Civil Code Section 1365.5(a)(1) through (5).
- Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved the November & December 2010 financials as submitted, pending audit. (Pembroke/Mayeski)
- AGING REPORT** The Board reviewed the Aging Report as of January 25, 2011.
- RATIFICATION OF ACTIONS TAKEN OUTSIDE OF A MEETING** The following was unanimously approved by the Board via email:
1. Repair of a hot water slab leak for unit 11366-5 by ARS Plumbing in the amount of \$4,490.00

Upon a motion duly made, seconded and carried unanimously, the Board voted to Ratify the action taken outside of a meeting and approve the ARS invoice in the amount of \$4,490.00. (Kingery/Mayeski)

SPA SKIMMER LEAK

The board reviewed two proposals to repair the upper spa skimmer leak.

Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved proposal from Paradise Custom Pools, Inc. in the amount of \$1,000.00 to repair the upper spa skimmer leak. (Kingery/Mayeski)

ROOF EVALUATION

Joseph Krizovsky of Paradise Roofing presented his findings from his recent evaluation of Belsera's roofs. The Board will continue discussion of this item and let Management know how to proceed.

LIEN RESOLUTIONS

Upon a motion duly made, seconded, and unanimously carried; the Board authorized the recording of a Lien against the property of the following members to collect on delinquent assessments in accordance with the Association's Collection Policy and Civil Code requirements as outlined in the Resolution to Record Liens presented to the Board (Pembroke/Kingery):

- 383-000320 (\$1,069.00)
- 383-131630 (\$1,718.00)
- 383-137010 (\$1,216.50)

ROOF LEAKS AND INTERIOR REPAIRS

The Board reviewed proposals from Paul Davis Restoration for the interior repairs of the following units that had water damage from recent rain storms.

- 11052 \$576.79
- 11150 \$691.92
- 11280 \$2,067.00 & \$1,084.12
- 11376-6 \$611.36
- 11384-2 \$786.61
- 11386-1 \$607.77 & \$368.41

Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved the proposals from Paul Davis Restoration for a total amount of \$6,793.98. (Corporales/Dean)

INFORMATIONAL ITEMS

The Board reviewed the following informational items:

- Action list
- Work order log & Inspection report
- Correspondence
- New Unit Listing
- Map/Calendar

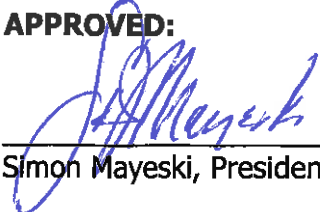
ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the meeting was adjourned at 7:26 p.m. and the Board entered Executive Session.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:



Simon Mayeski, President 2/23/11
Date



Ralph Kingery, Secretary 2/23/11
Date