

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

January 26, 2010

- 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
Brittany Joseph, Recording Secretary, Walters Management
Homeowners
- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 p.m. by President, Simon Mayeski, at the Tierra Santa Center, 11220 Clairemont Mesa Boulevard, San Diego Ca 92124
- HOMEOWNERS FORUM** The following items were discussed during homeowner's forum:
- The owner of 11384 Portobelo was in attendance to follow up on the termite issue in her home.
 - Break-ins in the neighborhood, and car vandalism.
 - Future landscape plans near 11194.
 - Association Documents being more accessible on line.
 - Lights out at the mailboxes near entrance 5.
 - Satellite Dish questions
 - Roof leaks during the storms
 - Cathodic Protection
 - Owner of 11320 Portobelo #3 inquiring about the status on installing hardwood flooring.
- APPROVAL OF MINUTES** Upon a motion duly made, seconded and unanimously carried the Board of Directors approved the Regular Session minutes from the November 24, 2009 meeting. (Kingery/ Pembroke)
- TREASURER'S REPORT** The Board reviewed the November and December 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). A motion was duly made and carried unanimously to approve November and December financials as submitted pending audit. (Pembroke/ Mayeski)
- RATIFICATIONS FOR ACTIONS TAKEN OUTSIDE OF A MEETING** **1. Paul Davis(\$1,970.76)**
Plumbing leak and mold remediation for 11360 Portobelo #5
Upon a motion duly made, seconded, and carried unanimously, the Board voted to ratify the vote taken outside of a meeting for 11360 Portobelo

#5, in the amount of \$1,970.76. (Kingery/ Mayeski)

2. Paul Davis(\$ 1,150.00)

Deck Repair for 11074 Portobelo

Upon a motion duly made, seconded, and carried unanimously, the Board voted to ratify the vote taken outside of a meeting for 11074 Portobelo, in the amount of \$1,150.00. (Mayeski/ Kingery)

3. Dils Roofing (\$7,485.00)

- 11292 Portobelo- \$2,450.00
- 11346 CPC #8- \$1,025.00
- 11340 CPC #2- \$1,350.00
- 11340 CPC #4- \$2,450.00
- 11036 Portobelo- \$1,875.00

Upon a motion duly made, seconded, and carried unanimously, the Board voted to ratify the vote taken outside of a meeting for 11292 Port., 11346 CPC #8, 11340 CPC #2, 11340 CPC #4, and 11036 Port., in the amount of \$7,485.00. (Kingery/ Mayeski)

LOWER SPA LEAK

American Leak Detection (\$1,300)

Upon a motion duly made, seconded, and carried unanimously, the Board voted to ratify the action taken outside of a meeting to approve the bid from American Leak Detection in the amount of \$1,300.00. (Kingery/ Mayeski)

**11340 CAMINO PLAYA
CANCUN #2 (TREE
REMOVAL AND RE-
GRADE)**

The following bids were submitted for tree removal and re-grade near 11340 Camino Playa Cancun #2:

1. Tree Removal

- a. Apex \$720.00
- b. Western \$520.00

Upon a motion duly made, seconded, and carried unanimously, the Board voted to approve the Western Tree bid at \$520.00. (Kingery/ Mayeski)

2. Re-grade

- a. Apex \$2,520.00
- b. Paul Davis Restoration \$2,490.00
- c. Benchmark \$3,315.00

Upon a motion duly made, seconded, and carried unanimously, the Board voted to approve the Benchmark bid pending they price match the Paul Davis Bid. (Kingery/ Mayeski)

3. Patio Repair/Replace

- a. Apex –Remove and replace the concrete patio \$3,735.00
- b. Paul Davis Restoration saw cut and create flow\$1,725.00

Upon a motion duly made, seconded, and carried unanimously, the Board voted to approve the Paul Davis Bid at \$1,725.00. (Pembroke/ Kingery)

**AZTEC PAVING
PROPOSAL**

The Board reviewed a Bid from Aztec Paving to blow and repair the rough and eroded areas of street throughout the property, in the amount of \$1,515.00.

Upon a motion duly made, seconded, and carried unanimously, the Board approved the Aztec Paving bid pending a list of affected areas is provided. (Pembroke/ Mayeski)

POOL REPLASTERING

The Board reviewed the following proposals to have the pools and spas re-plastered:

1. Poolscape Unlimited (\$16,920.00)
2. Gardner Pool Plastering (\$23,047.00)

Upon a motion duly made, seconded, and carried unanimously, the Board voted to approve the Poolscape Unlimited bid in the amount of \$16,920.00, pending the proper permits. (Kingery/ Mayeski)

**CC&R UPDATE
PROPOSAL**

The Board reviewed the following proposals to have the CC&Rs updated:

- a. The Law Offices of Richard Salpietra between 4-6 thousand dollars.
- b. Epsten Grinnell & Howell between \$3,500-\$4,000
- c. Adams Kessler-\$4,750.00

Upon a motion duly made, seconded, and carried unanimously, the Board approved the bid from Rick Salpietra. (Mayeski/ Kingery)

**RESOLUTION TO
RECORD LIEN**

The Board reviewed a Resolution to Record a Lien against the following delinquent account:

- 383-1424 (\$1,607.00)

Upon a motion duly made, seconded, and carried unanimously, the Board approved the Resolution to Record a Lien against account 383-1424. (Kingery/ Mayeski)

**ARCHITECTURAL
APPLICATION**

11326 Camino Playa Cancun #1 submitted an application to install marble tile in the living room. The living room is over the garage and would not affect neighbors.

Upon a motion duly made, seconded, and carried unanimously to approve the Architectural Request for 11326 Camino Playa Cancun #1 to install marble tile in the living room. (Pembroke/ Corporales)

**WATER DAMAGE
REPAIR**

- a. 11058 Portobelo Dr. (Paul Davis Restoration)
\$1,283.41
- b. 11074 Portobelo Dr. (Paul Davis Restoration) \$385.00
- c. 11128 Portobelo Dr. (Apex Contracting) \$2,894.19

Upon a motion duly made, seconded, and carried unanimously, the Board voted to approve the bid from Paul Davis in the amount of \$1,283.41 and \$385.00. (Mayeski/ Kingery)

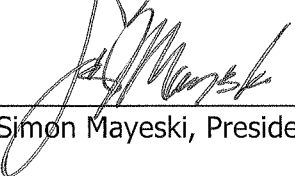
ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors the meeting was adjourned to Executive Session at 7:25 p.m.

Respectfully Submitted,

Brittany Joseph, Recording Secretary

APPROVED:



Simon Mayeski, President

2/23/10
Date



Ralph Kingery, Secretary

2/23/10
Date