

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

January 26, 2016

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:04 p.m. by Simon Mayeski, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Simon Mayeski, President
Carol Corporales, Treasurer
Bonnie Alexander, Secretary
Richard Thurlow, Director
- ABSENT** Martin Molina, Vice President
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Karoline Whitaker, Recording Secretary, Walters Management
Interested Homeowners
- HOMEOWNER FORUM** The meeting was opened for homeowner commentary. Topics brought before the Board for discussion were:
- Parking rules
 - Request for car charging station
 - Tree trimming, cleanup, and notices
 - Landscaping concerns
- EXECUTIVE SESSION DISCLOSURE** During the 11/24/15 Executive Session meeting, the Board approved prior Executive Session meeting minutes & held a violation hearing.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the November 24, 2015 Board meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of the November 24, 2015 Board meeting with noted correction. (Corporales/Thurlow)
- TREASURER'S REPORT** In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the months ending November and December 2015. 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 accepted the November and December 2015 financial statements pending the annual review. (Corporales/Alexander)
- PROPERTY REPAIR PROPOSALS** The Board of Directors reviewed the following proposals submitted Restoration Systems & Consulting:
- Proposal in the amount of \$1,136.00 for drainage improvements at 11078 Portobelo
 - Proposal in the amount of \$2,187.00 for exterior stucco flashing & window repairs to 11174 Portobelo
 - Proposal in the amount of \$1,365.00 for interior remediation caused by a plumbing leak at 11268.5 Portobelo

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the Restoration Systems & Consulting proposals in the amounts of \$1,136.00, \$2,187.00, and \$1,365.00. (Thurlow/Corporales)

The Board of Directors reviewed a proposal submitted by Ferandell Tennis Courts in the amount of \$360.00 to replace the existing volleyball net.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the Ferandell Tennis Courts proposal in the amount of \$360.00 to replace the volleyball net in May 2016. (Thurlow/Corporales)

The Board of Directors reviewed a proposal submitted by Green Valley Landscape in the amount of \$550.00 to remove the dead Alder tree behind 11268.5 Portobelo.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the Green Valley Landscape proposal in the amount of \$550.00. (Corporales/Thurlow)

The Board of Directors reviewed a proposal submitted by Green Valley Landscape in the amount of \$2,960.00 for palm tree skinning around the pool areas.

The Board discussed concerns of privacy in this area. There Board rejected this proposal.

**RESERVE
RECOMMENDATION**

The Board reviewed a recommendation from David Lynn of Morgan Stanley Smith Barney to continue to ladder the Reserve portfolio by reducing the money market balance by making the following investments:

\$100,000 2-year CD

\$100,000 3-year CD

\$124,452 plus \$20,121 monthly contribution & interest to remain liquid

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the recommendation as submitted. (Thurlow/Corporales)

**REQUEST TO CHANGE
PARKING RULES**

The Board reviewed a request from a homeowner to change the parking rules after his car was subsequently towed for not displaying a parking permit. The Board reviewed the circumstances surrounding the tow. After discussion, the Board requested that Management advise Private Security to issue warnings for vehicles without a permit on an annual basis instead of one time only.

**REQUEST FOR
REIMBURSEMENT**

The Board reviewed a request for reimbursement from a tenant whose car was subsequently towed for not displaying a parking permit. After discussion, it was noted that the tenant did not have the latest Rules & Regulations which outline the parking rules that were implemented in November 2013.

Because the tow was in accordance with the current parking rules, the Board denied the request for reimbursement. Board suggested the tenant pursue the issue with the unit owner.

ACTIONS BY WRITTEN CONSENT

The following emergency motions were made and approved by a Board majority via email:

- JW Cleaning & Restorations proposal in the amount of \$7,334.45 to clean and restore 11370 Camino Playa Cancun #2 due to a common area sewage backup.
- Restoration Systems & Consulting proposal in the amount of \$2,018.94 for restoration of 11160.5 due to a pinhole leak.
- ARS Plumbing proposal in the amount of \$2,952.00 to repair cold water slab leak at 11180.5 Portobelo.

Upon a motion duly made, seconded and carried unanimously; the Board voted to ratify the actions taken outside of a meeting for approval of the proposals in the amounts of \$7,334.45, \$2,018.94, and \$2,952.00. (Mayeski/Corporales)

NEW BUSINESS

Request for payment plan

The Board reviewed a request for payment plan for account #69362. Owner is proposing \$400/month to include the current monthly assessment until delinquency is paid in full.

The Board discussed the need for the account to be brought current within 12 months.

Upon a motion duly made, seconded, and carried unanimously; the Board of Directors approved a payment plan of 12 months for past due amounts. (Mayeski/Thurlow)

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 at 8:00 p.m.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:



Simon Mayeski, President

2/23/16

Date

Bonnie Alexander, Secretary Date