

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

January 26, 2021

CALL TO ORDER The Board of Directors meeting of the Belsera Community Association was called to order at 6:03 p.m. by Community Manager Robin Bacon via Go To Meeting.

BOARD MEMBERS PRESENT Carol Corporales, President
Simon Mayeski, Vice President
Ken Schulte, Treasurer
Melissa James, Director

BOARD MEMBERS ABSENT No-one

MANAGEMENT REPRESENTATIVES Robin Bacon, Community Manager, Walters Management
Peri Sword, Recording Secretary, Walters Management

OTHERS PRESENT Five (5) Interested Homeowners

EXECUTIVE SESSION DISCLOSURE The Board held an Executive Session meeting following the November 24, 2020 General Session meeting to discuss enforcement matters.

HOMEOWNER FORUM A time was provided for homeowners in attendance to share any questions, comments, or concerns. The following topics were discussed:

- Maintenance issue reported by the owner of 11066 Portobelo
- Request for a policy for posting on Community Bulletin Board
- Community Lighting
- Request for dog run
- Rain gutters
- Communication outlet for owners

APPROVAL OF MINUTES

November 24, 2020 General Session Minutes

Management provided the Board of Directors with the draft General Session minutes of the November 24, 2020 Board meeting.

*After review and discussion of the information provided, a motion was made, seconded, and unanimously carried to **approve** the November 24, 2020 General Session minutes as submitted.*

FINANCIAL REPORT

November 2020 and December 2020 Financial Statements

Management provided the Board of Directors with the November 2020 & December 2020 financial statements. In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statement for the months ended December 2018 & January 2019. Based on this review, the Association is in compliance with Civil Code requirements.

*After review & discussion of the information provided, a motion was motion made, seconded, and unanimously carried to **accept** the November 2020 financial statement pending the annual financial review by the Association CPA as required by California Civil Code Section §5500, and **table** the December 2020 financial statements until the next meeting.*

AB 2912 Resolution – December 2020

Management provided the Board with the AB 2919 Resolution for the monthly expenses for December 2020.

*After review & discussion of the information provided, and upon a motion duly made, seconded, and unanimously carried, the AB 2912 Resolution for December 2020 **was tabled** until next month.*

MANAGEMENT REPORT

Ratify Property Repairs

The following proposals were approved by Management since the last meeting. At this time, Management presented them to the Board for ratification.

1. Proposal from Pestgon to perform termite repairs at 11010 Portobelo Dr. for a cost of \$1,420.00.
2. Proposal from Restoration Systems to perform interior repairs at 11360 Portobelo Dr. #8 due to a plumbing leak for the cost of \$820.00.
3. Proposal from Restoration Systems to perform interior repairs to the bathroom at 11360 Portobelo Dr. #1 due to a plumbing leak for a cost of \$585.00.
4. Proposal from ARS Rescue Rooter Plumbing to repair a sewer leak impacting units #8 and #1 near 11360 Portobelo Dr. for a cost of \$2,295.00. This proposal was approved by the Board via email.

Upon a motion duly made, seconded, and unanimously carried, the Board ratified the approvals of the proposal from Pestgon Termite for termite repairs at 11010 Portobelo Dr. for \$1,460.00, the proposal from Restoration Systems to perform interior repairs at 11360 Portobelo Dr. for \$820.00, the proposal from Restoration Systems to repair the bathroom in 11360 Portobelo

Dr. #1 for \$565.00, and the proposal from ARS Rescue Rooter to repair a sewer leak near Units #8 and #1 on 11360 Portobelo Dr. for \$ 2,295.00.

Repairs

Knight Security – Proposal for Security Camera Installation

Management provided the Board of Directors with a proposal submitted by Knight Security for installing a security camera on all five (5) mailbox kiosks. The electrician was asked to give pricing on bringing power to each site and additional lighting. The cost for this was unknown at the time of the meeting. The cost for a wireless router and one (1) camera with anti-vandal dome per location is \$2,431.00. The total cost of the installation at all five (5) cameras is \$12,155.00.

*After review and discussion of the information provided, upon a motion made, seconded, and carried, this proposal was **tabled**, and Management was directed to invite representatives from Knight Security to speak to the Board at the next meeting about the best methods to discourage mailbox vandalism going forward.*

Report from Signage Committee

Committee Chair for the Signage Committee Ken Schulte updated the Board on the information, ideas and graphic art obtained by the committee, and requested the Board's input. The Board indicated they prefer dark borders on the signs and advised which signs they prefer. Committee Chair will take this input back to the committee and will provide an update at the next meeting.

Green Valley Landscape – Overseed Large Grass Areas

Management presented a proposal to overseed large grass areas through the property at a cost of \$1,755.00.

*After discussion and upon a motion duly made, seconded, and unanimously carried, the Board **denied** the proposal from Green Valley Landscape to overseed large grass areas in the community for a cost of \$1,755.00.0*

ARCHITECTURAL APPLICATION

11050 Portobelo Dr. - Garage Door Installation

Management presented an architectural application submitted by the owner of 11050 Portobelo Dr. to install a new garage door.

After discussion and upon a motion duly made, seconded, and unanimously carried, the Board approved the application to install a new garage door on the condition that the garage door installed does not have windows in it.

INFORMATIONAL ITEMS

Informational Items

Management presented the following information to the Board of Directors for review and/or discussion. No action was required.

- Work Order Report (11-17-20 through 01/17/21)
- Escrow Closings Report (11-17-20 through 01-17-21)
- Correspondence-Discussion
- Community Map

NEXT MEETING

The next Board of Directors Meeting is scheduled for February 23, 2021.


ADJOURNMENT

There being no further business to come before the Belsera Board of Directors, the General Session meeting was adjourned to Executive Session at 7:54 p.m.

APPROVED

Respectfully submitted,

Peri Sword, Recording Secretary

	04/28/2021		
Board Member	Date	Board Member	Date