

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

January 27, 2009

- MEMBERS PRESENT** Susan Leverenz, President
Simon Mayeski, Vice President
Leslie Pembroke, Treasurer
Ralph Kingery, Secretary
Carol Corporales, Director
- MEMBERS ABSENT** None
- OTHERS PRESENT** Michael Yadrick, Community Association Manager, Walters Management
Sarah Gilman, Recording Secretary, Walters Management
Robin Fennell, Walters Management
- CALL TO ORDER** The Belsera Community Association Board of Directors Meeting was called to order at 6:00PM, by Susan Leverenz, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124.
- MINUTE APPROVAL** The Board reviewed the minutes from the November 25, 2008 meeting. Upon a motion duly made, seconded and carried unanimously the minutes from the November 25, 2008 Board meeting were approved with amendments. (Leverenz/Mayeski)
- HOMEOWNER FORUM** Brief discussion ensued regarding the following topics:
- The new landscapers and contract details
 - Motion detector lights around the mailboxes
- TREASURER'S REPORT** The Board reviewed the November and December 2008 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, seconded and carried unanimously to accept the November and December 2008 financials as submitted pending audit. (Pembroke/Kingery)
- MANAGEMENT REPORT** **Unanimous Written Consent – Pool Filter:** The Board agreed by unanimous written consent outside of a meeting to replace the upper pool filter at a cost of \$1,396 by Aqua Pools.
- A motion was duly made, seconded and carried unanimously to ratify the decision made outside of a meeting via unanimous written consent to replace the pool filter. (Kingery/Corporales)

Unanimous Written Consent – Lighting Repairs/Replacements:

The Board agreed by unanimous written consent outside of a meeting to make various lighting repairs and replacements at a cost of \$4,350 by Three Phase.

A motion was duly made, seconded and carried unanimously to ratify the decision made outside of a meeting via unanimous written consent to make the lighting repairs and replacements. (Leverenz/Kingery)

Unanimous Written Consent – Additional Roof Repairs: The Board agreed by unanimous written consent outside of a meeting to make additional roof repairs at a cost of \$7,485 by DILS.

A motion was duly made, second and carried unanimously to ratify the decision made outside of a meeting via unanimous written consent to make the additional roof repairs, with the condition that Management check to insure that the roof contract did not include the specific items repaired. (Leverenz/Mayeski)

Unanimous Written Consent – Denial for Towing Reimbursement:

The Board agreed by unanimous written consent outside of a meeting to deny towing reimbursement to the homeowner of 11190 Portobelo Drive for an alleged illegal tow.

A motion was duly made, seconded and carried unanimously to ratify the decision made outside of a meeting via unanimous written consent to deny towing reimbursement. (Leverenz/Pembroke)

Reserve Study Proposals: The Board reviewed proposals submitted by reserve study specialists for preparation of the reserve study for 2009.

A motion was duly made, seconded and carried unanimously to approve the proposal from Jose M. Mejares, along with a presentation to the Board for a reasonable fee. (Pembroke/Leverenz)

The Board would like the contractor to meet on-site with the Board Members.

Asphalt Proposals: Tabled for further review.

Mailbox Replacement: The Board reviewed proposals to replace the gang mailboxes throughout the Association.

A motion was duly made, seconded and carried unanimously to approve the proposal from Offsite Productions, authorizing an amount not to exceed \$31,000. (Leverenz, Mayeski)

Paul Davis Restoration Proposals: The Board reviewed proposals from Paul Davis Restoration for miscellaneous repairs.

A motion was duly made, seconded and carried unanimously to approve the proposal for exterior window flashing and stucco at 11134 Portobelo Drive at a cost of \$1,779.07. (Mayeski/Pembroke)

The proposal for interior repair for 11134 Portobelo Drive was tabled for clarification and will be voted on via email.

D&S Proposal for Termite Tenting: The Board reviewed a proposal from D&S Termite and Pest Control to fumigate the building at 11138 Portobelo Drive.

A motion was duly made, seconded and carried unanimously to approve spot treatment at 11138 Portobelo Drive by D&S Termite and Pest Control. (Leverenz/Kingery)

ARC Applications: The Board reviewed two ARC Applications.

A motion was duly made, seconded and carried unanimously to approve the application from 11316-2 Camino Playa Cancun for video camera installation. (Pembroke/Leverenz)

A motion was duly made, seconded and carried unanimously to deny the application from 11264 1/2 Portobelo Drive for window installation. (Mayeski/Leverenz)

Delinquency Report: The Board reviewed the aging report summary dated January 22, 2009 and the resolution to record a lien.

A motion was duly made, seconded and carried unanimously to approve the resolution to record a lien against the homeowner with account number 383-018850. (Leverenz/Mayeski)

The Board reviewed the five units with uncollectable accounts. A motion was duly made, seconded and carried unanimously to write off the balances of the following members with the condition of forwarding off to a collection agency for possible collection: (Kingery/Corporales)

383-999910
383-999940

383-999920
383-999950

383-999930

The Board reviewed the account that was foreclosed on by the lien holder and had an outstanding balance. A motion was duly made, seconded and carried unanimously to write off the balance of the following member:
(Leverenz/Kingery)

383-032040

The Board reviewed the account of a homeowner who was served with a Notice of Default and has not responded. A motion was duly made, seconded and carried unanimously to begin foreclosure against APN 373-520-13-19. (Corporales/Leverenz)

INFORMATIONAL ITEMS

Michael Yadrick presented the Board with the following documents for informational purposes. No action is required.

- Action Item List of 11/25/08
- Maintenance Log of 11/14/08-01/21/09
- Unit Listing – by address (11/14/08-01/21/09)
- Property Information and Map

NEW BUSINESS

Correspondence: The Board reviewed the correspondence from 11190 Portobelo Drive for reimbursement of damages to personal property.

A motion was duly made, seconded and carried unanimously to deny reimbursement for the personal property. (Leverenz/Pembroke)

NEXT MEETING DATE

The next Board of Directors meeting will be held on Tuesday, February 24, 2009, at the Tierrasanta Recreation Center 11220 Clairemont Mesa Boulevard, San Diego, CA 92124 at 6:00 PM.

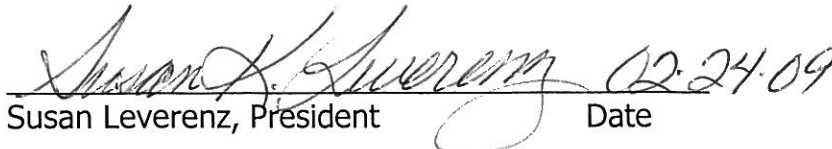
ADJOURNMENT

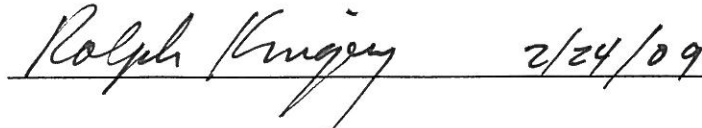
There being no further business before the Board of Directors, the meeting was adjourned to Executive Session at 7:22 PM.

Respectfully Submitted,

Sarah Gilman
Recording Secretary, Walters Management

APPROVED:


Susan Leverenz, President Date


Ralph Kingery 2/24/09

Ralph Kingery, Secretary

Date