

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

January 27, 2015

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:03 p.m. by President, Simon Mayeski, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Simon Mayeski, President
Martin Molina, Vice President
Ralph Kingery, Treasurer
Carol Corporales, Director
Bonnie Alexander, Director
- ABSENT** None
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Karoline Whitaker, Recording Secretary, Walters Management
Rick Salpietra, Esq.
Sean Daniels, Private Security
Miguel Sibrian, Green Valley Landscape & Maintenance
Interested Homeowners
- HOMEOWNER FORUM** The meeting was opened for homeowner commentary. Topics brought before the Board for discussion were:
- Rodent infestation
 - Architectural application
- EXECUTIVE SESSION DISCLOSURE** At the November 24, 2014 Executive Session meeting, the Board approved prior meeting minutes, held a violation hearing and discussed a small claims proceeding.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the November 24, 2014 Board meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of the November 24, 2014 Board meeting as submitted. (Kingery/Mayeski)
- 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 & December 2014. 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 & December 2014 financial statements pending the annual review. (Mayeski/Alexander)
- CC&R REVISION** Rick Salpietra, Esq, was in attendance to discuss the ongoing efforts being made to achieve quorum for the CC&R and Ballot amendment. Rick Salpietra advised the Board that despite all efforts made, the ballots received do not represent quorum or enough to petition a court for approval. It was suggested that the Board end this amendment campaign and start a new one after a year's time has

passed.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to end the current campaign for the Belsera CC&R and Bylaw amendment. (Kingery/Mayeski)

SECURITY REVIEW

Sean Daniels, Private Security, was present to discuss increased security patrol options.

The Board decided that an increase in patrol does not seem warranted at this time. The Board will revisit the issue in May.

No action was taken.

LANDSCAPE PROPOSAL

Miguel Sibrian, Green Valley Landscape, was present to discuss the proposal in the amount of \$11,091.00 presented to the Board to remove 4,750 ft² of unusable/struggling grass areas and replace with 5-gallon shrubs. The Metropolitan Water District will reimburse the Association \$2.00/ft² of grass removed for a net cost to the Association of \$1,591.00.

There was discussion regarding some of the proposed areas being useful for aesthetic and/or recreational purposes. The Board will review these areas and can choose to replant any areas at a later time.

Upon a motion duly made and seconded; the Board voted to approve the landscape proposal in the amount of \$11,091.00 submitted by Green Valley Landscape. The motion passed. (Kingery/Mayeski)

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

\$152,074 plus \$27,775 monthly contribution & interest to remain liquid

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

INFORMATIONAL ITEMS

The Board reviewed the following informational items:

- Action list
- Work order log
- Unit Escrow List
- Correspondence
- Calendar/Map

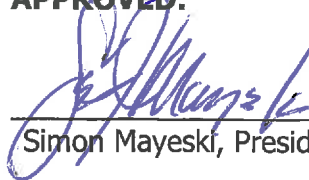
ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned at 8:02 p.m. and the Board entered Executive Session.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:



Simon Mayeski, President 2/24/15
Date



Carol Corporales, Secretary 2/24/15
Date