

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

January 28, 2014

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 p.m. by President, Leslie Pembroke, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Leslie Pembroke, President
Simon Mayeski, Vice President
Ralph Kingery, Treasurer
Lisa Lehr, Director
- ABSENT** Patricia Dean, Secretary
- 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 comments. The topics brought before the Board for discussion were:
- Removal of property from common area
 - Termite reports
 - Security/parking
 - Tree fungus
 - Common area lighting
- EXECUTIVE SESSION DISCLOSURE** At the November 26, 2013 Executive Session meeting, the Board conducted a Meet and Confer with a homeowner.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the November 26, 2013 Board meeting.
- Upon a motion duly made, seconded and unanimously carried; the Board of Directors approved the Regular Session minutes of the November 26, 2013 Board meeting as submitted. (Mayeski/Kingery)
- TREASURER'S REPORT** The Board reviewed the November & December 2013 financials as submitted by Walters Management and indicated that the Board of Directors' review was in compliance with California Civil Code Section 5500.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the November & December 2013 financials as submitted, pending financial review. (Kingery/Lehr)
- AGING REPORT** The Board reviewed the Aging & Delinquency report as of 1/28/14. No action was taken.
- PAVING PROPOSAL** The Board reviewed a proposal for asphalt repairs, seal coat and striping submitted by Nelson Paving in the amount of \$32,614.00. A second bid has not yet been received by Management.
- This item was tabled pending receipt of 2nd bid.

**LANDSCAPING
PROPOSAL**

The Board reviewed a proposal submitted by Green Valley Landscape in the amount of \$751.00 to install catch basins around 11356-2 to prevent water from pooling against the building.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to approve the Green Valley Landscape proposal in the amount of \$751.00. (Mayeski/Lehr)

**HOMEOWNER REQUEST
FOR REIMBURSEMENT**

The Board reviewed correspondence from the owners of unit 11376 Camino Playa Cancun #5 requesting reimbursement in the amount of \$102.80 for their increased water expense due to the landscapers accessing the spigot on their patio.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to approve the reimbursement in the amount of \$102.80. (Pembroke/Kingery)

TERMITE PROPOSALS

The Board reviewed the following proposals submitted by Pestgon, Inc. to locally treat for termites:

- \$450.00 11346 Portobelo Dr #5 – attic top vent
- \$450.00 11194 Portobelo – attic rafters
- \$2,800.00 11254 Portobelo – attic framing

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the Pestgon proposals in the amounts of \$450.00, \$450.00 and \$2,800.00. (Pembroke/Kingery)

PARKING SIGNAGE

The Board reviewed the revised parking signage submitted by Omni Graphics.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the parking signage as submitted. (Kingery/Lehr)

**TRASH CONTRACT
RENEGOTIATION**

The Board reviewed correspondence submitted by Walters Management that would allow Refuse Specialists to renegotiate the trash contract with Waste Management on Belsera's behalf.

This item is tabled pending further information.

**RATIFICATION OF
ACTION TAKEN**

The following motion was approved by a Board majority via email:

- ARS Plumbing proposal in the amount of \$4,490.00 to repair a slab leak at 11292 Portobelo

Upon a motion duly made, seconded and carried unanimously, the Board voted to ratify the action taken outside of a meeting for approval of the slab leak repairs by ARS Plumbing in the amount of \$4,490.00. (Mayeski/Lehr)

