

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
January 28, 2025**

CALL TO ORDER: Community Association Manager, Michelle Monahan, called the Board of Directors meeting of the Belsera Community Association to order at 5:30 p.m., via Zoom.

BOARD MEMBERS PRESENT: Simon Mayeski, Vice President
Carol Corporales, Secretary
Mary Bot Norton, Director
Ken Schulte, President

ABSENT: Melissa James, Treasurer

MANAGEMENT REPRESENTATIVES: Michelle Monahan, Community Manager, Walters Management
Jenny Voss, Recording Secretary, Walters Management
Josue Sanchez, Recording Secretary, Walters Management

OTHERS PRESENT: Sixteen (16) interested homeowners

EXECUTIVE SESSION DISCLOSURE: During the November 26, 2024 Executive Session meeting, the following items were discussed:

- Minutes
- Collections
- Legal
- Owner Requests

HOMEOWNER FORUM: Homeowner Forum
A time was provided for homeowners in attendance to share any questions, comments, or concerns. There were sixteen (16) owners present. Topics discussed:

- FHA denial/approval
- Power washing
- Gutter cleaning
- Tree trimming
- Pool Heating

APPROVAL OF MINUTES: November 26, 2024, General Session Minutes
Management provided the Board of Directors with the draft General Session minutes of the November 26, 2024, General Session Meeting.

After discussion and upon a motion duly made, seconded, and unanimously carried, the Board approved the November 26 2024, General Session Minutes as submitted. (Bot Norton/Mayeski)

Financial Report - November 2024

FINANCIAL REPORTS:

Management presented the Board with the financials ending November 2024.

In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending September 2024. Based on this review, the Association is in compliance with Civil Code requirements. Upon motion duly made, seconded, and carried unanimously, the Board accepted the November 2024 financial statements pending the annual review. (Mayeski/Schulte)

Resolution 5380 (b) (6) - November 2024

Management presented the resolutions related to approved Assembly Bill 2912, allowing for the payment of bills more than \$10,000.00 (i.e., water bills, etc.) between meetings.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the Resolutions 5380 (b) (6) for October 2024 as presented. (Mayeski/Schulte)

- Monthly Landscape Maintenance - \$14,243.00
- Reserve Contributions - \$27,662.00
- Paid Reserves for Insurance Loan - \$32,000.00

Investment Recommendations

Upon a motion duly made, seconded and carried unanimously, the Board approved the following investment recommendations from Lynn Wealth Management: (Mayeski/Corporales)

- \$200,000 36-month CD (4.00%) after the \$200k in CDs matures in February
- \$187,099 plus interest and the monthly contribution to remain in the money market

Collections

Berman Flury Legal Status Update

Management provided the monthly status report from Berman Flury regarding collection statuses. Board approved to restart the process with a new initial Demand for Payment and Validation of Debt Letter to the Estate, Followed by the Warning of Lien Letter and Lien in Executive Session. (Mayeski/Corporales)

Reserve Study Proposal

ACTION ITEMS:

Upon a motion duly made, seconded and carried unanimously, the Board approved the proposal from Brian Mccaffery. (Mayeski/Corporales)

Protec Audit Report

Enclosed is an audit report from Protec Building Services for the Board's review. Information only.

**HOMEOWNER
REQUEST/CONCERS:**

Architectural Application-Flooring

The homeowner asked the board to review the application that was denied due to the underlayment not meeting the flooring requirements. The board discussed this in detail in the Executive meeting.

Replace tree request

Recently a tree fell, and we had the arborist remove it from the area. The owner that lives at 11356 CPC unit 1, where this occurred reached out to management requesting a tree be planted.

Parking Space

Homeowner from 11284 Portobelo who is selling, reached out to management regarding her parking space which she was told the spot on her deed when she sells is the space the new owner will acquire. Belsera HOA/Management does not manage these.

FHA Concerns From homeowners

Homeowners asked why the Association was not approved for FHA funding. The association is not responsible for acquiring or assist with funding for sellers/buyers of the homes within the community.

Next Meeting

The next Regular Meeting is scheduled for February 25, 2025, at 5:30 p.m. via Zoom.

Adjourn

There being no further business to come before the Board, the meeting was adjourned to Executive Session at 6:45 p.m.

ATTEST:

Respectfully submitted,

Josue Sanchez, Recording Secretary

APPROVE:



Board Member

02/27/2025

Date