

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

February 13, 2018

CALL TO ORDER

The Board of Directors meeting of the Belsera Community Association was called to order at 6:13 p.m. by Carol Corporales, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124

MEMBERS PRESENT

Carol Corporales, President
Simon Mayeski, Treasurer
Martin Molina, Secretary

MEMBERS ABSENT

James Gianelli, Vice President
Victor Gianelli, Director

OTHERS PRESENT

Robin Fennell, Community Association Manager, Walters Management
Tamara Romero, Recording Secretary, Walters Management
Interested Homeowners

HOMEOWNER FORUM

During homeowner forum, the following topics were discussed:

- Toddler Park
- Dogs

**EXECUTIVE SESSION
DISCLOSURE**

There was no January 23, 2017 Executive Session Board meeting following the January 23, 2017 General Session meeting.

**APPROVAL OF
MINUTES**

The Board reviewed the minutes of the January 23, 2017 Board meeting.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of January 23, 2017.

TREASURER'S REPORT

In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending January 2018. 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 moved to accept the January 2018 financial statements pending the annual review.

**CC&R QUESTION AND
ANSWER PERIOR**

Ballots have been sent to all owners. Rick Salpietra will be in attendance to answer any questions related to the ballot.

**PROPERTY REPAIR
PROPOSAL**

Property Repair

The Management provided the Board with proposal from Restoration Systems for \$2,225.00.

The Board tabled this item pending take measurement from beam to floor and check to see if beam is deflected ¼ to ½”.

PAINTING PROPOSAL

Management provided the Board with three different Proposals from MC Painting, Sunset Painting and Pacific West Painting. The scope includes all stucco and wood trim surfaces on all buildings to include pool buildings and mailbox kiosks.

The Board has requested Management to do a reserve study. The Board has decided to possibly start painting in May of 2018. Board will divide up on the references and visit properties that painting company has painted.

REQUEST FOR REIMBURSEMENT

The Board reviewed an action by written consent in the amount of \$205.50 for a higher utility bill caused by a slab leak at 11376 Portobelo Drive.

Upon a motion duly made, seconded and carried unanimously; the Board ratified the action by written consent.

NEXT MEETING

The next Board of Directors Meeting is scheduled for April 24th, 2018.

ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned to executive session at 6:57 p.m.

Respectfully submitted,

Tamara Romero, Recording Secretary

APPROVED:

	3/27/18		3/22/18
Board Member	Date	Board Member	Date