

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

February 23, 2010

**MEMBERS
PRESENT**

Simon Mayeski, President
Carol Corporales, Vice President
Leslie Pembroke, Treasurer
Ralph Kingery, Secretary

ABSENT

Patricia Dean, Director

**OTHERS
PRESENT**

Robin Fennell, Community Association Manager, Walters Management
Brittany Joseph, Recording Secretary, Walters Management

**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 Center, 11220 Clairemont Boulevard, San Diego Ca 92124

**HOMEOWNER
FORUM**

The following items were discussed during homeowners forum:

- Neighbor noise complaint.
- Status on roof leak repairs.
- Status on deck repairs at 11360-8 Portobelo.

**EXECUTIVE
DISCLOSURE
APPROVAL OF
MINUTES**

Simon Mayeski, President, provided a summary of the Executive Session meeting held on January 26, 2010 at 6:00 PM:

Upon a motion duly made, seconded and unanimously carried the Board of Directors approved the Regular Session minutes from the January 26, 2010 meeting with amendments. (Mayeski/ Kingery)

**TREASURER'S
REPORT**

The Board reviewed the January 2010 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 and carried unanimously to approve January 2010 financials as submitted pending audit. (Pembroke/ Kingery)

**BOARD
RATIFICATION**

The Board reviewed bids from Dils Roofing, for repairs made to units 11208, 11360-8, 11352-7&8, 11330-4, 11282, and 11078 in the amount of \$11,525. These items were approved in an action taken outside of a meeting.

Upon a motion duly made, seconded, and carried unanimously, the Board has voted to ratify the action taken outside side of a meeting for the approved Dils Roofing bids. (Kingery/ Corporales)

The Board reviewed bids from Paul Davis Restoration for Emergency repairs and drywall repairs due to roof leaks to units 11346, 11208, 11120, 11306, 11080, 11078, 11266, 11352 in the amount of \$6,289.36.

Upon a motion duly made, seconded, and carried unanimously, the Board has voted to ratify the action taken outside side of a meeting for the

approved Paul Davis Restoration bids. (Pembroke/ Kingery)

**RESERVE STUDY
PROPOSAL**

The Board reviewed the following proposals for the Reserve Study:

1. Jose Mejares onsite inspection \$735, or a financial update \$325.00
2. Sonnenberg & Company \$1,100.00
3. SCT Reserve Consultants, Inc. Financial update \$550.00

Upon a motion duly made, seconded, and carried unanimously, the Board approved the \$325.00 Jose Mijares bid. (Kingery/ Pembroke)

**PAUL DAVIS
RESTORATION BIDS**

The Board reviewed the following bids from Paul Davis for interior repairs needed from roof leaks.

- | | |
|----------------------|----------|
| 1. 11292 Portobelo | \$742.05 |
| 2. 11290.5 Portobelo | \$324.88 |

Upon a motion duly made, seconded, and carried unanimously, the Board approved the Paul Davis Restoration bids. (Ralph/ Kingery)

**11136 PORTOBELO
EROSION CONTROL**

Tabled until the next meeting

**ARCHITECTURAL
APPLICATION**

11346-4 Portobelo- The owner submitted a request for replacement windows.

Upon a motion duly made, seconded, and carried unanimously, the Board approved the architectural request for 11346-4 Portobelo as submitted. (Pembroke/ Kingery)

11270 Portobelo- This owner submitted a request to install ceramic tile flooring in the kitchen and bathroom areas.

Upon a motion duly made, seconded, and carried unanimously, the Board approved the architectural request for 11270 Portobelo. (Kingery/ Pembroke)

MERRILL LYNCH

The Board reviewed a recommendation from Merrill Lynch to ladder the portfolio of \$75,158 to a \$30,000 6 month CD, and a \$30,000 12 month CD with \$15,158 as liquid.

Upon a motion duly made, seconded, and carried unanimously, the Board approved the Merrill Lynch recommendation. (Pembroke/ Mayeski)

**11078 PORTOBELO
REIMBURSEMENT
REQUEST**

11078 reported a roof leak on 1/18/10 at 6:30 in the evening to the Walters Management on-call service. The on-call representative informed them that there was nothing that could be done until the next morning due to the storm. The homeowner called Service Master to dry out her unit, even though it continued to leak. \$1,306.14

Upon a motion duly made, seconded, and carried unanimously, the Board

voted to deny the request for reimbursement. (Pembroke/ Corporales)

TREE BID

Tabled until the next meeting.

REQUEST FOR WEBSITE DOCUMENTS

A homeowner has asked to have the following documents added to the website:

Insurance, Reserve Study, 12 month meeting, current unaudited financials, budget, annual financials.

The Board denied the request. The Board has agreed to add the CondoCert.com site address to the Belsera website, where these documents can be obtained.

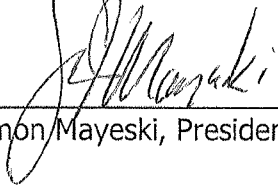
ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors the meeting was adjourned at 8:12 p.m.

Respectfully Submitted,

Brittany Joseph, Recording Secretary

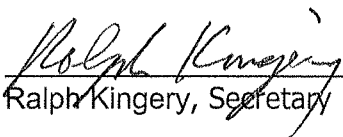
APPROVED:



Simon Mayeski, President

3/23/10

Date



Ralph Kingery, Secretary

3/23/10

Date