

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

February 23, 2016

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 p.m. by Simon Mayeski, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Simon Mayeski, President
Martin Molina, Vice President
Carol Corporales, Treasurer
Richard Thurlow, Director
- ABSENT** Bonnie Alexander, Secretary
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Karoline Whitaker, Recording Secretary, Walters Management
Miguel Sibrian, Green Valley Landscaping
Interested Homeowners
- HOMEOWNER FORUM** The meeting was opened for homeowner commentary. Topics brought before the Board for discussion were:
- Parking dispute resolution
 - Landscaping concerns
- EXECUTIVE SESSION DISCLOSURE** The Board did not adjourn to Executive Session following the 1/26/16 General Session meeting.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the January 26, 2016 Board meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of the January 26, 2016 Board meeting with noted correction. (Thurlow/Corporales)
- 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 2016. 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 January 2016 financial statements pending the annual review. (Mayeski/Thurlow)
- TRANSFER OF FUNDS** Management advised the Board of excess funds in the Operating Account and recommended transferring \$100,000.00 from the Operating Account to the Reserve Account to stay within the \$250,000 limit for FDIC insurance.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved transferring \$100,000.00 from the Operating Account to the Reserve Account. (Corporales/Molina)

LANDSCAPE MAINTENANCE

Miguel Sibrian, Green Valley Landscape, was present to address homeowners' concerns regarding the perceived over-trimming of bushes/hedges. Several homeowners conveyed their dissatisfaction in the manner that the hedges are being trimmed and with the amount of trimming taking place. Miguel Sibrian explained the trimming process and reasoning behind the severity of the trims.

The homeowners expressed their desire for the hedges to remain full and lush. Miguel Sibrian will visit the areas of concern with Management and interested homeowners to make corrections as necessary and instruct staff on the desired look of the hedges.

LANDSCAPE PROPOSALS

The Board of Directors reviewed the following proposals submitted by Green Valley Landscaping:

- Proposal in the amount of \$1,300.00 to remove two palm trees next to building 40.

The Board asked Miguel Sibrian, Green Valley Landscape, if the removal was necessary. Mr. Sibrian stated that the removal was not necessary and that the proposal was generated per the request of a homeowner who was concerned about the trees falling after viewing them sway during a wind storm.

Due to the declaration of the trees' health, the Board does not wish to remove the trees at this time.

- Proposal in the amount of \$2,774.00 to repair drainage line behind buildings 21 & 21.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the proposal in the amount of \$2,774.00. (Thurlow/Mayeski)

- Proposal in the amount of \$1,100.00 to install 20 yards of fresh mulch in all recently renovated planters.

Upon a motion duly made and seconded, the Board of Directors voted to approve the proposal in the amount of \$1,100.00. The motion passed. (Thurlow/Mayeski)

- Proposal in the amount of \$950.00 to replace struggling ivy with Honeysuckle shrubs at the 2nd entrance.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the proposal in the amount of \$950.00. (Thurlow/Corporales)

- Proposal in the amount of \$710.00 to remove a Melaleuca tree at 11294 that the root system is creating damage to nearby pipes, and replace it with an appropriate 15-gallon tree.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the proposal in the amount of \$710.00.

(Thurlow/Corporales)

PROPERTY REPAIR

The Board reviewed a proposal submitted by Restoration Systems & Consulting in the amount of \$1,360.00 for the replacement of the stucco flashing around the windows of 11054 Portobelo.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the proposal in the amount of \$1,360.00. (Mayeski/Corporales)

ACTIONS BY WRITTEN CONSENT

The following emergency motions were made and approved by a Board majority via email:

- ARS Plumbing proposal in the amount of \$5,486.00 to repair hot water slab leak at 11346 Portobelo #4.
- ARS Plumbing proposal in the amount of \$3,114.00 repair and clear main sewer line at 11370 Camino Playa Cancun #5 due to root intrusion.

Upon a motion duly made, seconded and carried unanimously; the Board voted to ratify the actions taken outside of a meeting for approval of the proposals in the amounts of \$5,486.00 and \$3,114.00. (Mayeski/Corporales)

INFORMATIONAL ITEMS

The Board reviewed the following informational items:

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

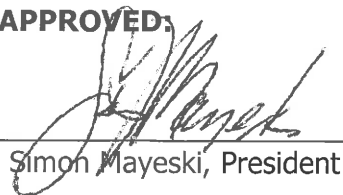
ADJOURNMENT

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

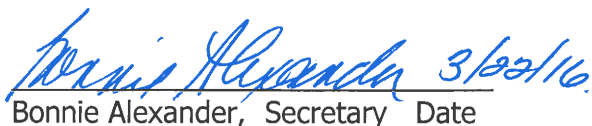
Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:


Simon Mayeski, President

3/22/16
Date


Bonnie Alexander, Secretary Date