

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

February 24, 2009

MEMBERS PRESENT

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

OTHERS PRESENT

Michael Yadrick, Community Association Manager, Walters Management
Robin Fennell, Community Association Manager, Walters Management
Megan K. Yavel, Recording Secretary, Walters Management
Jerry Letellier, Benchmark Landscape
Interested Homeowners

CALL TO ORDER

The Belsera Community Association Board of Directors Meeting was called to order at 6:02 PM, by Susan Leverenz, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124.

MINUTE APPROVAL

The Board reviewed the minutes from the January 27, 2009 meeting. Upon a motion duly made, and carried unanimously the minutes from the January 27, 2009 Board meeting were approved as submitted.
(Leverenz/Pembroke)

HOMEOWNER FORUM

The homeowner with account number 035240 was present to discuss the agreement between Western Towing and the association. Discussion ensued regarding a specific issue regarding his daughters vehicle being towed in December. The homeowner noted that his daughter put a stop-payment on the charge from Western Towing.

The homeowner with account number 131620 was present to discuss the information pertaining to the packet from her attorney. Susan Leverenz noted that the packet of information is in the process of review by the Board and will need to be sent back to the association's legal counsel Rick Salpietra. Management will forward this information to Rick Salpietra and send written correspondence within 10 days.

The homeowner with account number 030620 was present to discuss updates to the website regarding minutes. The minutes are posted on the website after their approval at the following meeting.

The homeowner with account number 002100 was present to discuss the \$100.00 violation assessed to his account for parking in guest parking. The homeowner noted that he was on vacation during the time when

someone claimed to have noticed his vehicle in guest parking when it was parked in his garage.

TREASURER'S REPORT The Board reviewed the January 2009 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 accept the January 2009 financials as submitted pending audit. (Pembroke/Mayeski)

MANAGEMENT REPORT Asphalt/Paving Proposals: Management provided proposals from three asphalt/paving contractors for extensive overlay, sealing, re-striping painting, etc. to be performed throughout the community. Please note that we obtained proposals based on the same specifications submitted by Aztec Paving. Each contractor supplied their costs based on those specifications. The proposals were as follows:

- Angus Asphalt \$91,067.00
- Aztec Paving \$88,155.00
- American Asphalt \$92,325.00

Discussion ensued regarding when the work would be completed. A motion was duly made and carried unanimously to approve Aztec Paving for \$88,155.00-\$94,970 less the paint and stencil curbs (Item 2) to be paid from the reserve account and that a separate price is obtained for painting the numbers on the carports. (Kingery/Mayeski)

Lighting Proposal: The Board reviewed a proposal for additional lighting to be installed at the upper pool/spa area for life-safety that was obtained at the request of a homeowner. The cost for the new fixture would be \$1,645.00. Further discussions were tabled.

Benchmark Proposals: Jerry Letellier from Benchmark was present to discuss the landscape proposals submitted. The proposals were as follows:

- Installation of 7 smart controllers \$10,243.28

Jerry Letellier discussed the water crisis and the deadlines of that San Diego is currently facing. Further discussion ensued regarding the associations landscaping and what areas would benefit from a change of landscaping. A motion was duly made and carried unanimously to approve the installation of seven smart controllers for \$10,243.28 paid from reserves. (Kingery/Pembroke)

Contract Renewal from Waste Management: The Board reviewed the updated contract for trash removal and recycling for 2009. The cost will be the same as it was previously, \$5,083.33 per month. Discussion ensued regarding the removal of the fuel surcharge. A motion was duly made and carried unanimously to approve the contract for \$5083.33 per month with the removal of the fuel surcharge. (Leverenz/Mayeski)

Rule Amendment Request: The homeowner with account number 131630 was not present but submitted written correspondence to request the Board to consider amending the Rules and Regulations of the community to incorporate specific definitions regarding nuisances. The Board reviewed written correspondence as submitted by the homeowner. Further discussions were tabled.

Video Surveillance Proposal: Management obtained a proposal from APS for installation of video surveillance systems at both pool/spa areas. The proposals were obtained with some general ideas of what the Board was looking for. Management will obtain additional proposals in the case the Board is interested in proceeding. APS proposed to install a system in the upper area for a total of \$3,494.00 and at lower pool/spa area for a total of \$3,844.00. Discussion ensued regarding whether or not the association was interested. Further discussions were tabled.

Ratification of Unanimous Written Consent: A motion was duly made and carried unanimously to ratify the decision made outside of a meeting to approve the proposals from Paul Davis Restoration for the homeowners with account number 000760 in the amount of \$1327.70 for interior repairs and 001340 in the amount of \$1779.07 for exterior repairs which were the results of window flashing problems. (Leverenz/Kingery)

A motion was duly made and carried unanimously to ratify the decision made outside of a meeting to approve the proposals from Dils Roofing for the homeowners with account numbers 000281 for \$1,650.00, 001220 for \$1,850.00 and 134040 for \$1,925.00. (Leverenz/Mayeski)

Roof Repair Contract: The Board reviewed the contract from Dils and the email from Brent Dils regarding the proposal and items that were completed during the bid process. Discussion ensued regarding the addition of weather blocking to the current proposal (phase two) and request a proposal for weather blocking in phase one. Further discussions were tabled.

AGING REPORT

The Board reviewed the aging report summary as of January 25, 2009.

Lien Resolution: A motion was duly made and carried unanimously to approve the resolution to record a lien on the homeowner with account number 038431. (Pembroke/Leverenz)

Write off: A motion was duly made and carried unanimously to write off the balance of \$7,416.00 from the account for the homeowner with account number 038430. (Pembroke/Mayeski)

INFORMATIONAL ITEMS

Michael Yadrick presented the Board with the following documents for informational purposes. No action is required.

- Action Item List of 01/27/09
- Maintenance Log of 01/21/09 – 02/18/09
- Drive Through Notes of 01/27/09
- Unit Listing – by address (01/21/09 – 02/18/09)
- Property Information and Map

CORRESPONDENCE

The Board reviewed an email from Debora Zumwalt of Epsten, Grinnell and Howell regarding a lawsuit update with New Dawn Builders. Discussion ensued regarding how effective the investigator would be. A motion was duly made and carried unanimously to approve the hiring of a private investigator not to exceed \$500.00. (Leverenz/Mayeski) Management will also investigate the refresh date for the judgement.

NEXT MEETING DATE

The next Board of Directors meeting will be held on Tuesday, March 24, at the Tierrasanta Recreation Center 11220 Clairemont Mesa Boulevard, San Diego, CA 92124 at 6:00 PM.

The Board adjourned to Executive session at 8:00 PM to discuss a foreclosure, violations and a litigation matter.

The Board reopened Regular session at 8:05 PM.

FORECLOSURE

A motion was duly made and carried unanimously to initiate foreclosure proceedings against the homeowner with account number 130680 and APN # 373-521-31-02

ADJOURNMENT

There being no further business before the Board of Directors, the meeting was adjourned at 8:07 PM.

Respectfully Submitted,

Megan K. Yavel
Recording Secretary, Walters Management

APPROVED:

Susan K. Leverenz *3/24/09*
Susan Leverenz, President Date

Ralph Kingery *3/24/09*
Ralph Kingery, Secretary Date