

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

February 24, 2015

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 p.m. by President, Simon Mayeski, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Simon Mayeski, President
Martin Molina, Vice President
Ralph Kingery, Treasurer
Carol Corporales, Director
Bonnie Alexander, Director
- ABSENT** None
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Karoline Whitaker, Recording Secretary, Walters Management
Interested Homeowners
- HOMEOWNER FORUM** The meeting was opened for homeowner commentary. Topics brought before the Board for discussion were:
- Pestgon, Inc. inspections
 - Rodent abatement status
 - Tree trimming
- EXECUTIVE SESSION DISCLOSURE** At the November 24, 2014 Executive Session meeting, the Board approved prior meeting minutes, reviewed a payment plan request and discussed collections.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the January 27, 2015 Board meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of the January 27, 2015 Board meeting as submitted. (Kingery/Mayeski)
- TREASURER'S REPORT** In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the months ending January 2015. 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 2015 financial statements pending the annual review. (Kingery/Mayeski)
- PROPERTY REPAIR PROPOSALS** The Board reviewed the following proposals submitted by Restoration Systems & Consulting, Inc:
- Proposal in the amount of \$2,440.00 for attic repairs at 11392 Portobelo
 - Proposal in the amount of \$1,405.00 for drainage repair at 11156 Portobelo
 - Proposal in the amount of \$1,465.00 for balcony repairs at 11340 Portobelo

Upon a motion duly made, seconded and carried unanimously; the Board voted to approve the Restoration Systems & Consulting proposals in the amounts of \$2,440.00, \$1,405.00 and \$1,465.00 (Kingery/Mayeski)

The Board reviewed the following proposals submitted by Pestgon, Inc:

- Proposal in the amount of \$2,724.00 for building rodent abatement and interior repairs of 11268 Portobelo
- Proposal in the amount of \$2,074.00 for rodent abatement of building 11268.5
- Proposal in the amount of \$2,074.00 for rodent abatement and interior repairs of 11270.5
- Proposal in the amount of \$2,074.00 for rodent abatement and interior repairs of 11270.

Upon a motion duly made, seconded and carried unanimously; the Board voted to approve the Pestgon proposals in the amount of \$2,724.00 and three proposals at \$2,074.00 each. (Kingery/Mayeski)

FINGER LANDSCAPE PLAN

The Board discussed installing landscape improvements to the small landscaping areas between unit driveways ("fingers"). These areas have historically been challenging for plant growth and most fingers are now bare dirt areas.

The Board reviewed rock-scape photos that some homeowners have installed as well as homeowner-installed shrubs and succulent areas that are thriving.

The Board instructed Management to have the landscapers incorporate some of these successful ideas into test areas for Board review.

This item will be revisited once test areas are complete.

LANDSCAPE UPDATE REBATE AREAS

The Board reviewed photos of the landscaping turf areas that were removed with the Water Authority rebate program. The Board will note any additional plantings that are necessary to improve the aesthetic appeal of these areas.

This item is tabled to the next meeting.

PAINT PROPOSAL

The Board reviewed a proposal submitted by Pacific Western Paint to repaint all of the metal building surfaces.

The Board requested additional bids. This item is tabled pending receipt of additional bids.

BUDGET PREPARATION

The Board reviewed a preliminary 2015/2016 budget prepared by Management. The Board will send line item changes to Management for review at the next Board meeting.

**INFORMATIONAL
ITEMS**

The Board reviewed the following informational items:

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

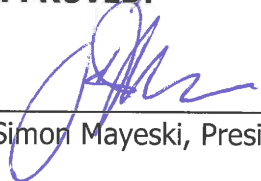
ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:



Simon Mayeski, President 3/24/15
Date



Carol Corporales, Secretary 3/24/15
Date