

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
February 24, 2026**

- CALL TO ORDER:** Community Association Manager, Michelle Monahan, called the Board of Directors meeting of the Belsera Community Association to order at 5:31p.m., via Zoom.
- BOARD MEMBERS PRESENT:** Simon Mayeski, President
Melissa James, Vice President
Ken Schulte, Treasurer
Carol Corporales, Secretary
Jeff Norton, Director
- ABSENT:**
- MANAGEMENT REPRESENTATIVES:** Michelle Monahan, Community Manager, Walters Management
Trevor Ernst, Recording Secretary, Walters Management
- OTHERS PRESENT:** Additionally present for observation and general comment:
Dominic, Marie, Nancy, Martin, Steve, Jim,
Victor Valentini & Summer Fair, and Amie Brozda.
- EXECUTIVE SESSION DISCLOSURE:** During the January 27, 2026, Executive Session meeting, the following items were discussed:
- Minutes
 - Collections
 - Legal
 - Owner Requests
- HOMEOWNER FORUM:** **Homeowner Forum**
A time was provided for homeowners in attendance to share any questions, comments, or concerns. Topics discussed:
- Marie thanked the Board and Management for their work and that the pool heater has been working all winter.
 - Steve inquired about the neighbor's address sign and Zone Zero regulations. Also, he tested multiple pressure regulators, and they were all under 60psi.
 - Victor & Summer expressed interest in understanding more about the upcoming Budget, Expenses and Financials.
 - Amie Brozda requested info on possibly needing to re-pipe her unit as she had a slab leak and so did her neighbors.
- APPROVAL OF MINUTES:** **January 27, 2026, General Session Minutes**
Management provided the Board of Directors with the draft General Session minutes of the January 27, 2026, General Session Meeting.

Upon a motion duly made, seconded, and carried unanimously, the Board approved the January 27, 2026, General Session Minutes as submitted.
(Norton / James)

FINANCIAL REPORTS:

Financial Report – January 2026

Management presented the Board with the financials ending in January 2026. In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending January 2026. Based on this review, the Association is in compliance with Civil Code requirements. Upon motion duly made, seconded, and carried unanimously, the Board accepted the January 2026 financial statements pending the annual review.
(Schulte / James)

Resolution 5380 (b) (6) – January 2026

Management presented the resolutions related to the approved Assembly Bill 2912, allowing for the payment of bills of more than \$10,000.00 (i.e., water bills, etc.) between meetings.

Upon a motion duly made, seconded, and unanimously carried, the Board approved Resolutions 5380 (b) (6) for January 2026 as presented.
(Ken / Carol).

- Waste Management – \$13,010.40
- Green Valley Landscape – \$14,955.00
- Reserve Contribution – \$36,000.00

Collections

Management reported there were no lien actions requiring Board approval at this meeting.

No action Needed

Draft Reserve Study

Draft Reserve Study

A first rough draft of the Reserve Study was received from Brian McCaffery and briefly discussed by the Board. Reserve Study is tabled currently for the Board to review and make necessary changes.

ACTION ITEMS:

SB326 Balcony Report Revisited

The Board discussed the condition of balconies marked in Orange (Poor Condition) on the SB 326 inspection report. It was noted that there are approximately 71 balconies marked in Orange. The Board directed management to Seek companies for possible bids to repair and see if it is cheaper to include all Orange Balconies in one proposal or separate them in groups.

**HOMEOWNER
REQUESTS**

11376 Portobelo Gutter

Management reported a resident inquired about the status of gutter cleaning. ProTec informed Management that they are 90% complete with gutter cleaning. The Board asked that they check a few gutters that were reported to have issues during the last rainstorm.

11250 Garage

Management informed the Board about a resident who is inquiring with a separate neighbor about permanently swapping garages based on their location to each unit.

Informational only – no action required.

Next Meeting

The next Regular Meeting is scheduled for March 24, 2026, at 5:30 p.m. via Zoom.

Adjourn

There being no further business to come before the Board, the meeting was adjourned to Executive Session at 6:02 p.m.

ATTEST:

Respectfully submitted,

Trevor Ernst, Recording Secretary

APPROVE:

Simon Mayeski

04/17/2026

Board Member

Date