

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
February 25, 2025**

CALL TO ORDER: Community Association Manager, Michelle Monahan, called the Board of Directors meeting of the Belsera Community Association to order at 5:31 p.m., via Zoom.

BOARD MEMBERS PRESENT: Simon Mayeski, Vice President
Carol Corporales, Secretary
Mary Bot Norton, Director
Ken Schulte, President
Melissa James, Treasurer

ABSENT:

MANAGEMENT REPRESENTATIVES: Michelle Monahan, Community Manager, Walters Management
Josue Sanchez, Recording Secretary, Walters Management

OTHERS PRESENT: Ten (10) interested homeowners

EXECUTIVE SESSION DISCLOSURE: During the January 28, 2025 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. There were ten (10) owners present. Topics discussed:

- FHA denial/approval
- Tree trimming

APPROVAL OF MINUTES: **January 28, 2025, General Session Minutes**
Management provided the Board of Directors with the draft General Session minutes of the January 25, 2025, General Session Meeting.

After discussion and upon a motion duly made, seconded, and unanimously carried, the Board approved the January 25, 2025, General Session Minutes as submitted. (Corporales/James)

FINANCIAL REPORTS:

Financial Report – December 2024 and January 2025

Management presented the Board with the financials ending in December 2024 and January 2025.

In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending January 2025. 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 December 2024 and January 2025 financial statements pending the annual review. (James/Schulte)

Resolution 5380 (b) (6) – December 2024 and January 2025

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

Upon a motion duly made, seconded, and unanimously carried, the Board approved the Resolutions 5380 (b) (6) for December 2024 and January 2025 as presented. (James/Mayeski)

- Monthly Landscape Maintenance - \$14,243.00
- Waste Management - \$12,510.00
- Reserve Contributions - \$27,662.00
- Paid Reserves for Insurance Loan - \$32,000.00

Collections

ACTION ITEMS:

Western Tree Proposal

The Board reviewed the proposal from Western Tree for trimming various trees throughout the community. The Board directed management to reach out to Western Tree for a revised plan spanning three years to complete this work.

SB326 Balconies

The Board reviewed the condition of balconies marked in various colors under SB 326. The next phase includes inspecting the orange-marked balconies. The Board directed management to seek clarification on what is considered regular maintenance for balconies

Solar Policy

The Board reviewed and discussed the final draft of the Solar Policy. No further changes were requested. Upon a motion duly made, seconded, and unanimously carried, the Board approved the solar Policy as presented (Mayeski/Schulte)

HOMEOWNER

REQUEST/CONCERS:

Realtor Notice and Funding

Two homeowners inquired about insurance and lending issues, particularly FHA and conventional loan concerns. Management responded that these topics have been previously discussed, and no changes will be made at this time. The Board directed management to send an email or letter to homeowners addressing these concerns, explaining that the current insurance policy is the only available option for the HOA.

Next Meeting

The next Regular Meeting is scheduled for March 25, 2025, 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 6:14 p.m.

ATTEST:

Respectfully submitted,

Josue Sanchez, Recording Secretary

APPROVE:



Board Member

03/26/2025

Date