

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

February 26, 2013

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 5:35 p.m. by Vice President, Simon Mayeski, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Ralph Kingery, President
Simon Mayeski, Vice President
Patricia Dean, Secretary
Lisa Lehr, Director
- ABSENT** Leslie Pembroke, Treasurer
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Karoline Whitaker, Recording Secretary, Walters Management
Interested Homeowners
Jim Benedetti, JPBLA, Landscape Architect
Miguel Sibrian & staff, Green Valley Landscape
- HOMEOWNER FORUM** The meeting was opened for homeowner comments. Topics brought before the Board for discussion were:
- Disabled parking variances
 - Towing support
 - Exterior lighting
 - Security status
 - Trees/landscaping near front entrance doors
- EXECUTIVE SESSION DISCLOSURE** At the January 22, 2013 Executive Session meeting, the Board discussed legal responses regarding property damage, a personnel issue, and violation hearings.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the January 22, 2013 Board meeting.
- Upon a motion duly made, seconded and unanimously carried; the Board of Directors approved the Regular Session minutes of the January 22, 2013 Board meeting as submitted. (Mayeski/Lehr)
- TREASURER'S REPORT** This item was tabled to the next meeting.
- AGING REPORT** The Board reviewed the 2/26/13 Aging Report and took the following actions:
- Account 69356
This unit has been foreclosed. Prior owner account balance is \$1,148.00
Upon a motion duly made, seconded, and unanimously carried; the Board voted to write off the past due balance of \$1,148.00 and send to collections. (Dean/Kingery)
- LANDSCAPE PROPOSAL & PLAN** The Board, Jim Benedetti and Miguel Sibrian discussed landscaping options for areas under the stairs. Mr. Benedetti will present new plant schemes for these areas and submit to the Board at the next meeting.

SUMMIT SECURITY

The Board reviewed the February parking log submitted by Summit Security. Summit Security's performance is not meeting the Board's expectations. The Board will discuss their contract in Executive Session.

GARAGE TRIM PAINTING

The Board reviewed a proposal submitted by PrimeCo Painting to repair the garage trim. It was noted that several repairs were not included in the proposal, paint was not mentioned in the proposal, and repairs to garage doors which is a homeowner responsibility was included in the proposal. Management will obtain a new bid from PrimeCo.

CC&R BYLAW AMENDMENT

The Board instructed Management to notify Rick Salpietra to resume the process of revising the CC&Rs with homeowners to vote on them simultaneously as the Annual Election votes.

RATIFICATION OF ACTION TAKEN

The following motion was approved by a Board majority via email:

- ARS Plumbing proposal in the amount of \$4,490.00 to repair a slab leak at 11148 Portobelo

Upon a motion duly made, seconded and carried unanimously, the Board voted to ratify the action taken outside of a meeting for approval of the slab leak repairs by ARS Plumbing in the amount of \$4,490.00. (Mayeski/Kingery)

POOL SIGNAGE

The Board reviewed changes to the pool signage submitted by Management. Leslie Pembroke will make the final changes and send to Management before new signage is ordered.

RESERVE RECOMMENDATION

The Board reviewed a recommendation from David Lynn of Morgan Stanley Smith Barney to continue to ladder the Special Assessment account.

The Board rejected the recommendation due to anticipated upcoming expenditures for this account.

TERMITE REPAIRS

The Board reviewed a termite inspection submitted by Pestgon, Inc. in the amount of \$895.00 to treat termites found in the attic rafters of unit 11368 Portobelo Dr. #3.

Upon a motion duly made, seconded and carried unanimously, the Board voted to approve the Pestgon proposal in the amount of \$895.00. (Kingery/Mayeski)

BACKGROUND CHECKS ON TENANTS

The Board discussed implementing a provision that all tenants submit to a background check and be approved by the Board before residency at Belsera.

The Board requests that Rick Salpietra, legal counsel, review the matter and advise of the legal parameters regarding background checks.

**INFORMATIONAL
ITEMS**

The Board reviewed the following informational items:

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

ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the Regular Session meeting was adjourned at 7:26 p.m and the Board entered Executive Session.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:

Ralph Kingery 3/26/13
Ralph Kingery, President Date

Patricia Dean 3/26/13
Patricia Dean, Secretary Date