

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

February 26, 2019

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 p.m. by Carol Corporales, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- BOARD MEMBERS PRESENT** Carol Corporales, President
Simon Mayeski, Vice President
Nancy Burke, Treasurer
Gregory Sobko, Director
- BOARD MEMBERS ABSENT** Pat Dean, Secretary
- MANAGEMENT REPRESENTATIVES** Robin Bacon, Community Manager, Walters Management
Ruth Vaughn, Recording Secretary, Walters Management
- OTHERS PRESENT** Interested Homeowners
- EXECUTIVE SESSION DISCLOSURE** The Board held an Executive Session meeting following the January 22, 2019 General Session meeting to discuss enforcement matters.
- HOMEOWNER FORUM** A time was provided for homeowners in attendance to share any questions, comments or concerns. The following topics were discussed:
- Tot-lot
 - Painting Project
 - Water pressure regulators
 - Maintenance issues reported by the owner at 11026 Portobelo
- APPROVAL OF MINUTES** **January 22, 2019 General Session Minutes**
Management provided the Board of Directors with the draft General Session minutes of the January 22, 2019 Board meeting.
- After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the January 22, 2019 General Session minutes as submitted.*
- FINANCIAL REPORT** **December 2018 & January 2019 Financial Statements**
Management provided the Board of Directors with the December 2018 & January 2019 financial statements. In accordance with California Civil Code Section §5500(a-e), the Board of Directors

reviewed the financial statement for the months ended December 2018 & January 2019. Based on this review, the Association is in compliance with Civil Code requirements.

*After review & discussion of the information provided, a was motion made, seconded and unanimously carried to **accept** the December 2018 & January 2019 financial statements pending the annual financial review by the Association CPA as required by California Civil Code Section §5500.*

AB 2919 Resolution – February & March 2019

Management provided the Board with the AB 2919 Resolution for the monthly expenses for February & March 2019.

*After review & discussion of the information provided, a was motion made, seconded and unanimously carried to **accept** the resolution for the month of February & March 2019.*

MANAGEMENT REPORT

Property Repairs

Carport Fascia Boards Proposal

Management provided the Board of Directors with 3 proposals for the carport fascia boards replacement and painting. The proposal submitted by Pacific Western Painting was \$53,234.46; the proposal from ProTec Building Services was \$48,300.00; the Restoration Systems proposal was \$23,680.00.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the proposal submitted by Restoration Systems at a cost of \$23,680.00.*

Balcony Repair Proposal – 11332 Portobelo Drive #1

Management provided the Board with a proposal submitted by Restoration Systems for the balcony repairs needed in unit 11332 Portobelo Drive #1 at a cost of \$1,995.00.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the proposal submitted by Restoration Systems at a cost of \$1,995.00.*

New Lighting

Management provided the Board with a proposal for the Phase 2 of the LED Pole light replacement by Benesh Electric to replace 160 light to LED lighting, engineering plans and permits and disposal of old removed lighting in the amount of \$167,694.00.

After review and discussion of the information provided, the Board requested Management obtain information on how limited the warranty is from Benesh Electric and request they accept the negotiated payment schedule of 1/3 payment installments.

Collections – Lien Resolution

California Civil Code §5673, requires that the Board note and approve all lien proceedings in Open Session Meetings. This vote will become part of the Association's Minutes and legal counsel will require a copy of such minutes prior to proceeding with the Lien processing. There was one lien that required approval.

After review and discussion of the information provided, a motion was made, seconded and unanimously carried to approve the lien resolution for account 69394 for the past due balance of \$1,509.20.

Paving Proposal

Management provided the Board of Directors with proposal submitted by Black Diamond Paving for the paving throughout Belsera at a cost of \$51,421.00.

After review and discussion of the information provided, the Board agreed to it is ok to ask Ralph for assistance with this project and obtain 2 other proposals.

NEW BUSINESS

11320 Camino Playa Cancun #5 – Window Replacements

Management provided the Board with the architectural application submitted by the owner for the replacement of the windows and patio door in her unit.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **deny** the architectural application submitted by 11320 Camino Playa Cancun #5 as more than 1 window should have the colonial grids and the owner needs to indicate which windows are going where.*

11174 Portobelo Drive – AC Unit Replacement

Management provided the Board with the architectural application submitted by the owner for the replacement of the AC unit.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the application as submitted.*

**INFORMATIONAL
ITEMS**

Management provided the Board of Directors with the correspondence received since the last meeting, updated action item list, work order report, escrow closings report, property information sheet and community map for review purposes. No Board action was necessary at this time.

NEXT MEETING

The next Board of Directors Meeting is scheduled for March 26, 2019.



ADJOURNMENT

There being no further business to come before the Belsera Board of Directors, the General Session meeting was adjourned to Executive Session at 8:00 p.m.

APPROVED

Respectfully submitted,

Ruth Vaughn, Recording Secretary

	<u>3/26/19</u>		<u>3/26/19</u>
Board Member	Date	Board Member	Date