

**BELSERA COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
GENERAL SESSION MINUTES  
FEBRUARY 27, 2024**

- CALL TO ORDER:** Community Association Manager, Michelle Monahan, called the Board of Directors meeting of the Belsera Community Association to order at 5:30 p.m., via Zoom.
- BOARD MEMBERS PRESENT:** Ken Schulte, President  
Simon Mayeski, Vice President  
Carol Corporales, Secretary  
Melissa James, Treasurer
- MANAGEMENT REPRESENTATIVES:** Michelle Monahan, Community Manager, Walters Management  
Jenny Voss, Recording Secretary, Walters Management
- OTHERS PRESENT:** Five (5) interested homeowners
- EXECUTIVE SESSION DISCLOSURE:** During the November 28, 2023 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 five (5) owners present. Topic discussed:
- Earthquake Insurance
  - Trashbin storage
- APPROVAL OF MINUTES:** **January 23, 2023, General Session Minutes**  
Management provided the Board of Directors with the draft General Session minutes of the January 23, 2024, General Session Meeting.
- After discussion and upon a motion duly made, seconded, and unanimously carried, the Board approved the January 23, 2024, General Session Minutes as submitted. (Mayeski/Corporales)
- FINANCIAL REPORTS:** **Financial Report - January 2024**  
Management presented the Board with the financials ending January 2024.

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

**Resolution 5380 (b) (6) – January 2024**

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 November and December 2023 as presented. (Mayeski/James)

**Collections**

No action needed.

**ACTION ITEMS:**

**Miramar Fire Equipment Proposal**

Upon a motion duly made, seconded, and unanimously carried, the Board approved the proposal from Miramar Fire in the amount of \$3,185.00 to inspect and service the (91) fire extinguishers. (James/Mayeski)

**Restoration Systems Proposal – 11336-4 CPC**

Upon a motion duly made, seconded and carried unanimously, the Board approved the proposal from Restoration Systems for the replacement of partial concrete to the front entry patio slab at 11336 Camino Playa Cancun #4 due to drainage issues as well as a trip hazard in the amount of \$1,610.00. (Shulte/Corporales)

**Green Valley Landscape Catch Bason Proposal**

Upon a motion duly made, seconded and carried unanimously, the Board approved the proposal (615-2024-01) from Green Valley Landscape to install two (2) catch basins in the low areas near sidewalk that flood during heavy rains near 11326 Portobelo at a cost not to exceed \$2,300.00. (Shulte/James)

**Capstone Recommendation**

Following discussion, the Board agreed to inquire with the insurance agency if they would account for a lowered premium adjustment if utilizing Capstone. If not, the Board will move to deny the proposal for services with Capstone due to budgeting issues and revisit at a later time mid-June.

**Next Meeting**

The next Regular Meeting is scheduled for March 26, 2024, 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 6:06 p.m.

**APPROVE:**



04/04/2024

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Board Member

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Date