

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

February 28, 2012

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:05 p.m. by President, Ralph Kingery, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Ralph Kingery, President
Carol Corporales, Vice President
Patricia Dean, Secretary
Leslie Pembroke, Director
- ABSENT** Simon Mayeski, Treasurer
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Karoline Whitaker, Recording Secretary, Walters Management
- HOMEOWNER FORUM** There were no homeowners present.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the January 24, 2012 Board meeting.

Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved the Regular Session minutes from the January 24, 2012 Board meeting as submitted. (Kingery/Corporales)
- TREASURER'S REPORT** The Board reviewed the January 2012 financials as submitted by Walters Management and indicated that the Board of Directors' review was in compliance with California Civil Code Section 1365.5(a)(1) through (5).

There was discussion about why the current financials reported expenses being over-budget. It was determined that this was the result of moving \$75,000.00 from the Operating account to the Reserves account last month.

Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved the January 2012 financials as submitted, pending audit. (Kingery/Pembroke)
- AGING REPORT** The Board reviewed the Aging Report as of 2/28/12. The Board discussed the following delinquent account:
- 69112 (\$9,111.50)
- Upon a motion duly made, seconded, and unanimously carried; the board of Directors voted to approve the attorney, Anderson & Kriger, to order a title search report and analysis at a cost of \$325.00. (Corporales/Kingery)
- CC&RS AND BYLAW CHANGES** The Board reviewed and made final edits to the summary of amendments to the CC&Rs and Bylaws. Management will send the final edits to the attorney, Rick Salpietra, who will outline these changes in a letter to be distributed to the membership.

LANDSCAPE PLANS

The Board reviewed maps submitted by JPBLA Landscape Architects, showing the turf areas throughout the community. The Board also reviewed maps and photos submitted by Ralph Kingery showing areas where mulch and/or plants are needed.

Ralph Kingery will provide management with specific maps as to where the Board would like mulch and plants added around stairways.

REPAIR PROPOSALS

The Board reviewed the following proposals submitted by Restoration Systems & Consulting:

1. 11376 CPC #1 – Proposal for balcony repairs in the amount of \$1,100.00
2. 11074 Portobelo – Proposal for installing a gutter diverter and making interior drywall repairs in the amount of \$1,146.68.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the proposals submitted by Restoration Systems & Consulting. (Kingery/Mayeski)

Dean

ARCHITECTURAL APPLICATIONS

The Board reviewed the following architectural applications:

1. 11118 Portobelo – garage door installed by Garage Doors Unlimited
Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the application as submitted. (Pembroke/Kingery)
2. 11376 CPC #1 – amended application for windows
Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the application as submitted. (Dean/Kingery)

NEW BUSINESS

Parking

The Board discussed the current issues with guest parking. There was a discussion on implementing a "parking pass" system. The Board instructed Management to add this to next month's agenda. *Set*

Reimbursement Request

The Board reviewed a request for reimbursement from the owner of unit 11030 Portobelo for expenses she will incur to replace carpet and baseboards after a slab leak in an adjacent unit. The CC&Rs state that all damages to interior finishes are a homeowner responsibility to repair. Therefore, the request is denied.

INFORMATIONAL ITEMS

The Board reviewed the following informational items:

- Action list
- Work order log
- Walkthrough Report
- Correspondence
- Map/Calendar


ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the Regular Session meeting was adjourned at 7:20 p.m and the Board entered Executive Session.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:



Ralph Kingery, President 3/27/12 Date



Patricia Dean, Secretary 3/27/12 Date