

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

February 28, 2017

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:01 p.m. by Carol Corporales, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Carol Corporales, President
James Gianelli, Director
Simon Mayeski, Treasurer
- ABSENT** Martin Molina, Vice President
Victor Gianelli, Secretary
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Cory Frazier, Recording Secretary, Walters Management
Interested Homeowners
- HOMEOWNER FORUM** The meeting was opened for homeowner commentary. The following topics were discussed:
- Water Damage
 - Plugged Downspout
 - HOA areas of responsibility
- EXECUTIVE SESSION DISCLOSURE** At the Executive meeting following the January 24, 2017 Session the Board discussed the following topics:
- Approval of minutes
 - Violation hearing
- APPROVAL OF MINUTES** The Board reviewed the minutes of the January 24, 2017 Board meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of January 24, 2017.
- TREASURER'S REPORT** In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending December 2016 and January 2017. Based on this review, the Association is in compliance with Civil Code requirements.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors moved to accept the December 2016 and January 2017 financial statements pending the annual review.
- LED LIGHTING** The Board discussed two proposals for switching to LED lighting, including the cost difference in switching out fixtures, the replacement of fixtures as they break and budgeting for lighting.

The Board directed management to go out to bid on the LED lighting proposals.

REQUESTS FOR REIMBURSEMENT

The Board discussed a request for reimbursement from 11376-8 Portobelo Drive for termite extermination in the amount of \$1,150.00. The unit did not wish to wait for Board approval. Upon a motion duly made, seconded and carried; the Board voted to reimburse the seller for half of their costs in the amount of \$575.00. (Corporales/Mayeski in favor, J. Gianelli against)

The Board considered a request from a homeowner to waive the intent to lien fee on his account. Upon a motion duly made, seconded and carried unanimously; the request was denied and the Board requested management inform the homeowner to make the request again when the account is brought current.

FIRE DEPARTMENT TRAINING EXERCISE

This local Fire Department would like to use the Belsera canyon area for a training exercise. No action required by the Board.

PROPERTY REPAIRS

The Board reviewed and considered proposals by Restoration Systems and Consulting for property repairs at 11330-3 Camino Playa Cancun, 11330-1 Camino Playa Cancun and 11240 Portobelo in the amounts of \$1,440.00, \$1,630.00 and \$1,750.00 respectively.

Upon a motion duly made, seconded and carried unanimously; the Board approved the property repair proposals.

Due to the recent rains, a number of proposals from Restoration Systems and Consulting are pending. Upon a motion duly made; seconded and carried unanimously; the Board approved raising Robin Fennell's limit for approving proposals to \$2,500.

ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned to Executive Session at 6:55 p.m.

RE-OPENING

The Board re-opened general session at 7:40 p.m.

REQUEST FOR REIMBURSEMENT

The Board considered a request for reimbursement from a homeowner whose carpet was damaged by a leak. The carpet was replaced by the same as what had come with the unit. Upon a motion duly made, seconded and carried unanimously; the Board reimbursed the unit in the amount of \$838.00.

ARCHITECTURAL APPLICATION

The Board considered an architectural application from 11326-8 Portobelo Drive for new windows.

Upon a motion duly made, seconded and carried unanimously; the Board approved the architectural application.

INFORMATIONAL ITEMS

The Board reviewed the following Informational Items:

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

ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned at 8:12 p.m.

Respectfully submitted,

Cory Frazier, Recording Secretary

APPROVED:

Carol Corporales 3/28/17
Carol Corporales, President Date

Victor Gianelli 3/28/2017
Victor Gianelli, Secretary Date