

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

**March 22, 2011**

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 p.m. by President, Simon Mayeski, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Simon Mayeski, President  
Carol Corporales, Vice President  
Ralph Kingery, Secretary  
Patricia Dean, Director
- ABSENT** Leslie Pembroke, Treasurer
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management  
Karoline Whitaker, Recording Secretary, Walters Management  
Joe Ramuno, Focus Inspection & Consulting  
Jim Benedetti, JPBLA, Inc.  
Interested Homeowners
- HOMEOWNER FORUM** The meeting was opened for comments from homeowners. There were no topics for discussion brought before the Board.
- APPROVAL OF MINUTES** The Board reviewed the minutes of February 23, 2011 Board meeting.  
  
Upon a motion duly made, seconded, and unanimously carried, the Board of Directors approved the Regular Session minutes from February 23, 2011 Board meeting as submitted. (Kingery/Mayeski)
- TREASURER'S REPORT** The Board reviewed the February 2011 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).  
  
Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved the February 2011 financials as submitted, pending audit. (Kingery/Dean)
- AGING REPORT** The Board reviewed the Aging Report as of 03/21/11.  
  
Upon a motion duly made, seconded, and unanimously carried; the Board authorized management to conduct an asset search on the following members to collect on delinquent assessments in accordance with the Association's Collection Policy and Civil Code requirements: (Kingery/Mayeski)
- 383-069178 (\$8,562.50)
- Upon a motion duly made, seconded, and unanimously carried; the Board authorized management to send the following account to the attorney to begin foreclosure proceedings. (Mayeski/Dean)
- 383-069327 (\$8,057.29)

Upon a motion duly made, seconded, and unanimously carried; the Board authorized management to send the following accounts to the attorney to file a court claim and collect on delinquent assessments in accordance with the Association's Collection Policy and Civil Code requirements: (Kingery/Mayeski)

- 383-131432 (\$11,297.49)
- 383-069234 (\$4,469.00)

**RATIFICATION OF ACTIONS TAKEN OUTSIDE OF A MEETING**

The following motions were unanimously approved by the Board via email:

1. Paul Davis Restoration proposals in the amounts of \$1,384.48 & \$1,797.60 for water damage restoration repairs on units 11350 Camino Playa Cancun #4 and 11376 Portobelo Dr, respectively.
2. Dils Roofing proposals in the amounts of \$1,062.00 & \$1,650.00 for roof leak repairs on units 11340 Portobelo Dr and 11332 Portobelo Dr #8, respectively.
3. ARS Plumbing invoice in the amount of \$4,490.00 for repair of a slab leak at 11196 Portobelo Dr.

Upon a motion duly made, seconded and carried unanimously, the Board voted to Ratify the actions taken outside of a meeting for approval of the Paul Davis Restoration proposals in the amounts of \$1,384.48 & \$1,797.60, the Dils Roofing proposals in the amounts of \$1,062.00 & \$1,650.00, and the ARS Plumbing invoice in the amount of \$4,490.00. (Kingery/Mayeski)

**RESERVE STUDY DISCUSSION**

The Board discussed the status of the reserve study with Joe Ramuno of Focus Inspection & Consulting in regards to the funding of roof replacement and repair. No action was taken.

**CC&Rs AND BYLAW REVISIONS**

There were no additional changes to the Bylaws and CC&Rs given at this time. The Board will meet with attorney Rick Salpietra at a later date to finalize current changes. No action was taken.

**DILS PROPOSAL**

Dils Roofing submitted a proposal for the repair of the carport across from 11326 Portobelo in the amount of \$1,425.00.

This item is tabled for clarification of repair location.

**FHA APPROVAL**

The Board reviewed an additional proposal in the amount of \$1,500.00 to recertify Belsera's FHA approved status.

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors approved the proposal submitted by Project Approval Services in the amount of \$1,500.00. (Dean/Mayeski)

**LANDSCAPE PRESENTATION**

Jim Benedetti of JPBLA, Inc. answered questions about the landscaping options available to Belsera. No action was taken.

**FRENCH DRAIN AT UNIT 11352-5**

The Board reviewed a proposal from Jon Wayne Construction in the amount of \$9,670.00 plus undetermined additional costs for installing French Drains at the garage of unit 11352 Portobelo Drive #5.

The Board requests management to procure bids for the additional undetermined costs.

This item is tabled to the next meeting.

**REIMBURSEMENT  
REQUEST**

The Board reviewed a request from the tenant of unit 11150 Portobelo Drive for reimbursement in the amount of \$1,000.00 for loss of use due to pending repairs.

A motion was not made to approve the request. The request is denied.

**INFORMATIONAL  
ITEMS**

The Board reviewed the following informational items:

- Action list
- Work order log
- Correspondence
- New Unit Listing
- Map/Calendar

**ADJOURNMENT**

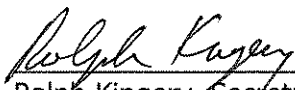
There being no further matters to come before the Belsera Board of Directors, the Regular Session meeting was adjourned at 7:27 p.m. and the Board entered Executive Session.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

**APPROVED:**

  
\_\_\_\_\_  
Simon Mayeski, President                      4/26/11  
Date

  
\_\_\_\_\_  
Ralph Kingery, Secretary                      4/26/11  
Date