

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

March 22, 2016

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:02 p.m. by Simon Mayeski, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Simon Mayeski, President
Martin Molina, Vice President
Carol Corporales, Treasurer
Richard Thurlow, Director
Bonnie Alexander, Secretary
- ABSENT** None
- 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. Topics brought before the Board for discussion were:
- Landscaping concerns
 - Proposal to plant tree
- EXECUTIVE SESSION DISCLOSURE** The Board did not adjourn to Executive Session following the 2/23/16 General Session meeting.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the February 23, 2016 Board meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of the February 23, 2016 Board meeting with noted correction. (Thurlow/Corporales)
- 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 January 2016. 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 accepted the January 2016 financial statements pending the annual review. (Corporales/Mayeski)
- LIEN RESOLUTION** The Board discussed placing a lien on Account #69362 for delinquency totaling \$1,718.20. A motion was duly made, seconded and carried unanimously to place a lien on Account #69362.
- LANDSCAPE PROPOSALS** The Board of Directors reviewed the following proposals submitted by Green Valley Landscaping:

- Proposal in the amount of \$68,542.50 to install drainage throughout the community. The proposal included removal of multiple trees.
The Board decided to inspect the various locations for proposed work and tabled the proposal for the next meeting.
- Proposal in the amount of \$9,450 for the Brush Management for 2016. The budget is \$10,000. The proposal was tabled for the next meeting.
- Proposal in the amount of \$750 to remove two Alder trees.
Upon a motion duly made and seconded, the Board of Directors voted to approve the proposal in the amount of \$750.00. The motion passed.
(Mayeski/Thurlow)
- There was a discussion on bringing goats onto the property to perform landscaping operations.
- There was a discussion on a large bush that had recently grown too large and needed to be trimmed back.
- There was a discussion on bird boxes that had recently been placed on a large tree on the property.

PEST MANAGEMENT

The Board reviewed a proposal submitted by Pestgon, Inc. in the amount of \$1895.00 to stop rodents from access into the buildings.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the proposal in the amount of \$1,895.00.
(Mayeski/Thurlow)

NEW BUSINESS

The Board discussed the new budget and new election materials. The Board also discussed replacing the pool umbrellas and renewal of insurance policies.

INFORMATIONAL ITEMS

The Board reviewed the following informational items:

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

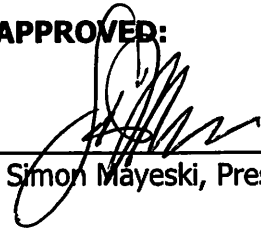
ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned at 7:28 p.m.

Respectfully submitted,

Cory Frazier, Recording Secretary

APPROVED:



Simon Mayeski, President

4-26-16

Date

Bonnie Alexander, Secretary Date