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

March 23, 2010

MEMBERS PRESENT

Simon Mayeski, President
Carol Corporales, Vice President
Leslie Pembroke, Treasurer
Ralph Kingery, Secretary
Patricia Dean, Director

ABSENT

None

**OTHERS
PRESENT**

Robin Fennell, Community Association Manager, Walters Management
Brittany Joseph, Recording Secretary, Walters Management

**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 Center, 11220 Clairemont Boulevard, San Diego Ca 92124

**HOMEOWNER
FORUM**

The following items were brought up for discussion during homeowner's forum:

- Dog stations and their relocation to a more visible spot.

**APPROVAL OF
MINUTES**

Upon a motion duly made, seconded and unanimously carried the Board of Directors approved the Regular Session minutes from the February 23, 2010 meeting, with amendments. (Kingery/ Mayeski)

**TREASURER'S
REPORT**

The Board reviewed the February 2010 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). A motion was duly made and carried unanimously to approve February 2010 financials as submitted pending audit. (Pembroke/ Mayeski)

RATIFICATIONS

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

Paul Davis:

11306 CPC #6 (\$650.93)
1290.5 Portobelo (\$324.88)
11282 Portobelo (\$724.03)

Dils Roofing:

11352 # 1 Portobelo (\$2,975.00)
11320 #3 Portobelo (\$2750.00)
11352 # 8 Portobelo (\$1,875.00)

Upon a motion duly made, seconded and carried unanimously, the Board voted to ratify the Paul Davis and Dils proposals. (Pembroke/ Kingery)

DILS ROOFING

The following are roofing proposals due to leaking roofs:

1. 11320 Portobelo Dr. \$970.00
2. 11214 Portobelo Dr \$2,025.00
3. 11042 Portobelo Dr. \$3,160.00
4. 11080 Portobelo Dr. \$2,750.00
5. 11044 Portobello Dr. \$1,350.00
6. 11044 Portobelo Dr. \$1,350.00

Upon a motion duly made, seconded, and carried unanimously, the Board approved the Dils bids. (Kingery/ Pembroke)

PAUL DAVIS / APEX BID FOR FRENCH DRAIN

The Board reviewed the following bids from Paul Davis and Apex to repair a French drain at 11352 Portobelo #5:

1. Paul Davis Restoration- \$14,586.00
2. Apex- \$2,660.00

The Board would like for Ralph to meet with Apex on how they plan to execute their bid. They will make the approval via email based on what is explained.

ARCHITECTURAL APPLICATIONS

11320-4 Portobelo- Request for front door replacement and screen door installation.

Upon a motion duly made, seconded, and carried unanimously, the Board approved the request for screen door but denied the front door due to it not being in compliance with the architectural guidelines.
(Corporales/ Pembroke)

11352 Portobleo- Request for Window replacement.

The Board would like to see the grid pattern that the owner plans to install prior to them approving the application. Once this is received, the Board will make a decision via email.

MORGAN STANLEY

Dave Lynn who was with Merrill Lynch has switched firms to Morgan Stanley Smith Barney associated, with reference to our reserve account. The Board discussed whether or not the account should be switched from Merrill Lynch to Morgan Stanley.

Upon a motion duly made, seconded, and carried unanimously, the Board has approved the offer from Dave Lynn to switch the reserve account to Morgan Stanley Smith Barney Associates. (Mayeski/ Corporales)

TREE BID

The Board reviewed the following tree bids:

Western Tree Service Revised- \$35,295.00 down from \$41,145.00
Four Seasons Tree- \$36,139.50
New Way Landscape- \$31,150.00

Upon a motion duly made, seconded and carried unanimously, the Board

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approved the Western Tree bid. (Pembroke/ Kingery)

**RESOLUTION TO
RECORD
LIEN**

The Board reviewed a Resolution to Record a Lien for the following account:

- 383-000600

Upon a motion duly made, seconded and carried unanimously, the Board approved to file a lien against account # 383-000600. (Pembroke/ Dean)

**LANDSCAPE
ARCHITECT**

Upon a motion duly made, seconded and carried unanimously, the Board voted to approve the JPBL proposal. (Mayeski/ Dean)

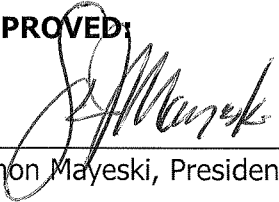
ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors the meeting was adjourned at 7:15 p.m.

Respectfully Submitted,

Brittany Joseph, Recording Secretary

APPROVED:



 Simon Mayeski, President

4/27/10

 Date



 Ralph Kingery, Secretary

4/27/10

 Date