

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

**March 24, 2015**

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 p.m. by Simon Mayeski, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Simon Mayeski, President  
Ralph Kingery, Treasurer  
Carol Corporales, Director  
Bonnie Alexander, Director
- ABSENT** Martin Molina, Vice President
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management  
Karoline Whitaker, Recording Secretary, Walters Management  
Interested Homeowners
- HOMEOWNER FORUM** The meeting was opened for homeowner commentary. Topics brought before the Board for discussion were:
- Personal items in common area
  - Dog complaints
- EXECUTIVE SESSION DISCLOSURE** The Board did not adjourn to Executive Session following the 2/24/15 General Session Board meeting.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the February 24, 2015 Board meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of the February 24, 2015 Board meeting as submitted. (Kingery/Corporales)
- TREASURER'S REPORT** In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the months ending February 2015. 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 February 2015 financial statements pending the annual review. (Kingery/Alexander)
- TRANSFER OF FUNDS** Management advised that there are excess funds in the Operating Account and recommended transferring \$100,000.00 from the Operating Account to the Reserve account to stay within the \$250,000 limit for FDIC insurance.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved transferring \$100,000.00 from the Operating Account to the Reserve Account. (Kingery/Corporales)

**HOMEOWNER REQUEST  
FOR PARKING  
VARIANCE**

The Board reviewed a request for an additional parking permit to accommodate a disabled tenant.

The Board requests additional information from the homeowner as to length of time that the permit is needed and reason why the unit garage is not an option for the tenant.

This item is tabled pending receipt of additional information.

**RATIFICATION OF  
ACTION TAKEN**

The following emergency repair was approved by a Board majority via email:

- Slab leak repair at 11352 Portobelo #8 in the amount of \$4,490.00 by ARS Plumbing.

Upon a motion duly made, seconded and carried unanimously; the Board voted to ratify the action taken outside of a meeting for approval of the ARS Plumbing proposal in the amount of \$4,490.00. (Kingery/Corporales)

**WASTE MANAGEMENT  
CONTRACT**

The Board reviewed the contract renewal proposal submitted by Waste Management. The annual contract amount is \$20,660.64 and includes bulk-item pickup and free holiday tree pickup.

Upon a motion duly made, seconded and carried unanimously; the Board approved the Waste Management contract in the amount of \$20,660.64. (Mayeski/Corporales)

**LANDSCAPE UPDATE  
REBATE AREAS**

The Board reviewed photos of the areas where turf was removed in conjunction with the Water Authority rebate program and replanted with drought-tolerant plants. Ralph Kingery & Carol Corporales noted their opinions of areas that need additional plant materials to improve aesthetics.

It was requested that Miguel Sibrian, Green Valley Landscape, attend the next Board meeting with examples of plants that would work well in the intended areas.

This item is tabled to the next meeting.

**PAINT PROPOSAL**

The Board reviewed the following proposals to paint all metal surfaces on the buildings:

- Pacific Western in the amount of \$37,790.00 2 year warranty
- Pro-Tech Painting in the amount of \$41,600 2 year warranty
- PrimCo Painting in the amount of \$36,575.00 2 year warranty
- Varsity Painting in the amount of \$29,797.00 5 year warranty.

Upon a motion duly made, seconded and carried unanimously; the Board approved the Varsity Painting proposal in the amount of \$29,797.00. (Kingery/Mayeski)

**BUDGET PREPARATION** The Board continued discussion on the preliminary 2015/2016 budget prepared by Management. Changes to line items that were sent to Management by the Board were incorporated and reviewed. Management is awaiting the Reserve Study for further adjustments to the budget.

This item is tabled to the next meeting.

**INFORMATIONAL ITEMS**

The Board reviewed the following informational items:

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

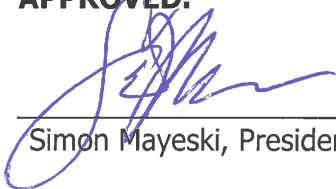
**ADJOURNMENT**

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

**APPROVED:**

  
Simon Mayeski, President

4/28/15  
Date

  
Carol Corporales, Secretary

4/28/15  
Date