

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
March 24, 2026**

- CALL TO ORDER:** Community Association Manager, Michelle Monahan, called the Board of Directors meeting of the Belsera Community Association to order at 5:32p.m., via Zoom.
- BOARD MEMBERS PRESENT:** Simon Mayeski, President
Ken Schulte, Treasurer
Carol Corporales, Secretary
Jeff Norton, Director
- ABSENT:** Melissa James, Vice President
- MANAGEMENT REPRESENTATIVES:** Michelle Monahan, Community Manager, Walters Management
Trevor Ernst, Recording Secretary, Walters Management
- OTHERS PRESENT:** Additionally present for observation and general comment:
Dominic, Mike C., Stacey, Martin, Victor Valentini & Summer Fair, and Amie Brozda.
- EXECUTIVE SESSION DISCLOSURE:** During the February 24, 2026, Executive Session meeting, the following items were discussed:
- Minutes
 - Collections
 - Legal
 - Owner Requests
- HOMEOWNER FORUM:** Homeowner Forum
A time was provided for homeowners in attendance to share any questions, comments, or concerns. Topics discussed:
- Dominic inquired about Insurance Updates
 - Martin Wierschin inquired about working status of bubbles and temp of the upper pool and spa.
 - Victor & Summer expressed interest in understanding more about the upcoming Budget, Expenses and Financials.
- APPROVAL OF MINUTES:** February 24, 2026, General Session Minutes
Management provided the Board of Directors with the draft General Session minutes of the February 24, 2026, General Session Meeting.
Upon a motion duly made, seconded, and carried unanimously, the Board approved the February 24, 2026, General Session Minutes as submitted.
(Mayeski / Schulte)

FINANCIAL REPORTS:

Financial Report - February 2026

Management presented the Board with the financials ending in February 2026. In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending February 2026. Based on this review, the Association is in compliance with Civil Code requirements. Upon motion duly made, seconded, and carried unanimously, the Board accepted the February 2026 financial statements pending the annual review.

(Mayeski / Corporales)

Resolution 5380 (b) (6) - February 2026

Management presented the resolutions related to the approved Assembly Bill 2912, allowing for the payment of bills of more than \$10,000.00 (i.e., water bills, etc.) between meetings.

Upon a motion duly made, seconded, and unanimously carried, the Board approved Resolutions 5380 (b) (6) for February 2026 as presented.

(Mayeski / Corporales)

- Waste Management - \$13,010.40
- Green Valley Landscape - \$14,955.00
- Reimburse Reserve for Insurance Loan - \$367,604.50

Collections

Management reported there were no lien actions requiring Board approval at this meeting.

No action Needed

ACTION ITEMS:

Lower pool Information

The Board reviewed information from American Home Butler regarding the lower pool area and equipment. Management reported that the jacuzzi was previously noted to have heating issues and a nonfunctioning jet button; however, the equipment is currently operational.

Draft 2026-2027 Budget

The Board reviewed the draft 2026-2027 budget, which includes a proposed 15% dues increase. Management reported that the increase allows for enhanced funding for repairs, reserve contributions per the reserve study, and anticipated orange balcony repairs. Board members were asked to review the draft and provide comments before approval in May.

Draft Reserve Study

A first rough draft of the Reserve Study was received from Brian McCaffery and briefly discussed by the Board. Reserve Study is tabled currently for the Board to review and make necessary changes.

Western Tree information

The Board discussed the condition of balconies marked in Orange (Poor Condition)

**HOMEOWNER
REQUESTS**

Water Pressure

Management reported a resident inquired about the status of gutter cleaning. ProTec.

Next Meeting

The next Regular Meeting is scheduled for March 24, 2026, at 5:30 p.m. via Zoom.

Adjourn

There being no further business to come before the Board, the meeting was adjourned to Executive Session at 6:02 p.m.

ATTEST:

Respectfully submitted,

Trevor Ernst, Recording Secretary

APPROVE:

Simon Mayeski

05/26/2026

Board Member

Date