

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

March 25, 2014

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:01 p.m. by Vice President, Simon Mayeski, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Simon Mayeski, Vice President
Ralph Kingery, Treasurer
Patricia Dean, Secretary
Lisa Lehr, Director
- ABSENT** Leslie Pembroke, President
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Karoline Whitaker, Recording Secretary, Walters Management
Rick Salpietra, Legal Counsel
Interested Homeowners
- HOMEOWNER FORUM** The meeting was opened for homeowner comments. The topics brought before the Board for discussion were:
- Security
 - Garage doors styles
- EXECUTIVE SESSION DISCLOSURE** At the February 25, 2014 Executive Session meeting, the Board pursued collections actions.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the February 25, 2014 Board meeting.
- Upon a motion duly made, seconded and unanimously carried; the Board of Directors approved the Regular Session minutes of the February 25, 2014 Board meeting as submitted. (Kingery/Lehr)
- TREASURER'S REPORT** The Board reviewed the February 2014 financials as submitted by Walters Management and indicated that the Board of Directors' review was in compliance with California Civil Code Section 5500.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the February 2014 financials as submitted, pending financial review. (Kingery/Mayeski)
- AGING REPORT** No action was needed.
- PAVING PROPOSALS** The Board reviewed two proposals for asphalt repairs:
- Nelson Paving proposal in the amount of \$32,614.00
 - Black Diamond Paving proposal in the amount of \$33,594.00
- Upon a motion duly made, seconded and carried unanimously; the Board voted to approve the Nelson Paving proposal in the amount of \$32,614.00 to begin at the end of April 2014. (Kingery/Dean)

POWER WASHING

The Board discussed the need to power wash the buildings, taking into consideration the current drought conditions.

Pat Dean will send Management a list of addresses that really need to be powerwashed.

POOL SECURITY

The Board discussed the need to resume pool security for the warmer months. Weekend pool security will begin May 1, 2014 and increase to full-time patrol on Memorial Day weekend - May 23, 2014.

Management presented a proposal in the amount of \$2,318.00 submitted by Knight Security to install a surveillance camera at the lower pool that has software that would allow security and management to view pool activity remotely.

Upon a motion duly made, seconded, and carried unanimously; the Board voted to approve the Knight Security proposal in the amount of \$2,318.00. (Mayeski/Kingery)

The surveillance software requires an internet connection. At&t U-Verse offers a complimentary internet account in exchange for the Association entering a revenue-share program. There is also a signing bonus of \$50.00 per unit - \$18,250.00 that will be paid to the Association within 60 days of signing the revenue-share agreement.

Upon a motion duly made, seconded, and carried unanimously; the Board voted to approve entering into a revenue-share agreement with At&t U-Verse. (Mayeski/Kingery)

LANDSCAPE PROPOSALS

The Board reviewed the following proposals submitted by Green Valley Landscape:

- Proposal in the amount of \$850.00 to replace a concrete channel and coring of the curb behind the garages in front of 11236 Portobelo to prevent water accumulation and improve drainage in this area.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the proposal in the amount of \$850.00. (Lehr/Mayeski)

- Proposal in the amount of \$8,152.00 to provide weed abatement of the slope behind the property.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the proposal in the amount of \$8,152.00. (Kingery/Lehr)

UTILITY CLOSET DOOR PROPOSAL

The Board reviewed a proposal submitted by Protec Building Services in the amount of \$2,495.00 or \$2,325.00 to replace the utility closet doors with fiberglass or metal doors respectively.

This item is tabled pending a 2nd bid from a carpenter.

**2014/2015 DRAFT
BUDGET**

The Board discussed the draft 2014/2015 budget. Changes were submitted to Management for the Board's final review at the next Board meeting.

**REQUEST FOR
REIMBURSEMENT**

The Board reviewed a reimbursement request submitted by the owners of 11024 Portobelo in the amount of \$575.00 for charges that were incurred to fix an interior leak. The unit had a pinhole leak that was repaired through their own plumber. Plumbing lines that are behind the walls are the responsibility of the Association to repair.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the reimbursement request in the amount of \$575.00. (Mayeski/Lehr)

**DELINQUENT
LANDLORD**

This item was tabled to the next meeting.

**CC&R AND BYLAW
REVISIONS**

The Board discussed the status of the pending CC&R and Bylaw changes. The Board would like to send the CC&R and Bylaw changes ballot together with this year's annual election ballot. Rick Salpietra will provide a proposal for this service.

CATHODIC PROTECTON

This item was tabled.

**INFORMATIONAL
ITEMS**

The Board reviewed the following informational items:

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

ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the Regular Session meeting was adjourned at 7:09 p.m. and the Board entered Executive Session.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:


Leslie Pembroke, President


Date


Patricia Dean, Secretary


Date