

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
March 25, 2025**

CALL TO ORDER: Community Association Manager, Michelle Monahan, called the Board of Directors meeting of the Belsera Community Association to order at 5:32 p.m., via Zoom.

BOARD MEMBERS PRESENT: Simon Mayeski, Vice President
Carol Corporales, Secretary
Mary Bot Norton, Director
Ken Schulte, President

ABSENT: Melissa James, Treasurer

MANAGEMENT REPRESENTATIVES: Michelle Monahan, Community Manager, Walters Management
Josue Sanchez, Recording Secretary, Walters Management

OTHERS PRESENT: No interested homeowners

EXECUTIVE SESSION DISCLOSURE: During the February 25, 2025 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. There were no owners present. Topics discussed:

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APPROVAL OF MINUTES: February 25, 2025, General Session Minutes
Management provided the Board of Directors with the draft General Session minutes of the February 25, 2025, General Session Meeting.

After discussion and upon a motion duly made, seconded, and unanimously carried, the Board approved the February 25, 2025, General Session Minutes as submitted. (Mayeski / Schulte)

FINANCIAL REPORTS: **Financial Report – February 2025**

Management presented the Board with the financials ending in February 2025.

In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending January 2025. 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 2025 financial statements pending the annual review. (Mayeski /Schulte)

Resolution 5380 (b) (6) – February 2025

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

Upon a motion duly made, seconded, and unanimously carried, the Board approved the Resolutions 5380 (b) (6) for February 2025 as presented. (Mayeski/Schulte)

- Monthly Landscape Maintenance - \$14,243.00
- Waste Management – \$12,510.00
- Reserve Contributions - \$27,662.00
- Paid Reserves for Insurance Loan - \$32,000.00

Investment Recommendation

Management presented to the board the Reserve recommendation from Lynn Wealth Management for the Board's review. Upon a motion duly made, seconded, and unanimously carried, the Board approved the recommendation as presented by Lynn Wealt Management. (Corporales/Norton)

Collections

Upon a motion duly made, seconded, and carried the Board authorized the recording of a lien against the accounts below subject to final verification that the accounts are a minimum of 90 days delinquent, to collect on delinquent assessments in accordance with the Association's Collection Policy and Civil Code requirements as outlined in the Resolution to Record Liens presented to the Board

- 69221-\$1,897.00

ACTION ITEMS:

Western Tree Proposal

Management Provided the board with the revised 3-year plan proposal from Western Tree for the trees throughout the community. The board directed management to request a quote for only dead trees at this time.

Management to get proposals from other vendors for price comparison for remaining tree removals.

Draft Reserve Study

Management provided the Board the draft reserve study prepared by Brian McCaffery for the Board's review, which will need to be approved in May and sent to the membership along with the budget.

Draft 2025-2026 Budget

Enclosed is the draft 2025-2026 budget for the Board's review, which will need to be approved in May and sent to the membership along with the reserve study.

Solar Policy

The Board reviewed the latest information regarding the solar application received for unit 11184 Portobelo.

**HOMEOWNER
REQUEST/CONCERS:**

None

Next Meeting

The next Regular Meeting is scheduled for March 25, 2025, at 6:30 p.m. via Zoom.

Adjourn

There being no further business to come before the Board, the meeting was adjourned to Executive Session at 6:14 p.m.

ATTEST:

Respectfully submitted,

Josue Sanchez, Recording Secretary

APPROVE:



Board Member

04/23/2025

Date