

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

March 26, 2013

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:08 p.m. by President, Ralph Kingery, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Ralph Kingery, President
Simon Mayeski, Vice President
Leslie Pembroke, Treasurer
Patricia Dean, Secretary
Lisa Lehr, Director
- ABSENT** None
- 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 comments. Topics brought before the Board for discussion were:
- Termites
 - Parking
- EXECUTIVE SESSION DISCLOSURE** At the February 26, 2013 Executive Session meeting, the Board discussed security, violation hearings, and parking variances.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the February 26, 2013 Board meeting.
- Upon a motion duly made, seconded and unanimously carried; the Board of Directors approved the Regular Session minutes of the February 26, 2013 Board meeting as submitted. (Mayeski/Kingery)
- TREASURER'S REPORT** The Board reviewed the January & February 2013 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).
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the January & February 2013 financials as submitted, pending audit. (Pembroke/Mayeski)
- AGING REPORT** The Board reviewed the 3/26/13 Aging Report. No action was taken
- LANDSCAPE PROPOSALS & PLANS** The Board reviewed a proposal in the amount of \$23,360.00 submitted by Green Valley Landscaping to remove and replace the trees listed as a priority 1 on the report previously submitted to the Board.
- The Board reviewed a proposal in the amount of \$153,781.00 for a 3-year tree trim plan. Cost for 2013 is \$59,227.00, 2014 is \$35,327.00, and 2015 is \$59,227.00.

The Board requests that Management obtain a proposal from Western Tree Service for tree trimming and opinion of tree removals.

TEMPORARY ADJOURN The Board temporarily adjourned Regular Session at 7:09 pm and entered Executive Session.

RECONVENE The Board reconvened Regular Session at 8:16 pm.

RESERVE RECOMMENDATION The Board reviewed a recommendation from David Lynn of Morgan Stanley Smith Barney to continue to ladder the Reserve account by making the following investments:
\$100,000 30-month CD (.65%)
\$100,000 36-month CD (.80%)
\$135,855 plus interest and \$28,807 monthly contribution to remain liquid in the money market account.

Upon a motion duly made, seconded and unanimously carried; the Board voted to accept the recommendation from Morgan Stanley Smith Barney as submitted. (Pembroke/Mayeski)

GARAGE TRIM PAINTING The Board reviewed the revised proposal submitted by PrimeCo Painting to repair the garage trim. Ralph Kingery has a difference of opinion of what garages appear to need work and will meet with PrimeCo to discuss.

The item is tabled until the next meeting.

RATIFICATION OF ACTION TAKEN The following motion was approved by a Board majority via email:

- ARS Plumbing proposal in the amount of \$4,490.00 to repair a slab leak at 11360 Portobelo #7

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 slab leak repairs by ARS Plumbing in the amount of \$4,490.00. (Mayeski/Kingery)

PEST PROPOSALS The Board reviewed the following proposals submitted by Pestgon, Inc.

- \$2,514.00 to close rodent access points on the exterior of the building 11190-96 Portobelo.
- \$3,567.00 to repair common area damage caused by rodents at 11190 Portobelo.

Upon a motion duly made, seconded and carried unanimously; the Board voted to approve the Pestgon, Inc. proposals in the amount of \$2,514.00 & \$3,567.00. (Dean/Lehr)

BALCONY REPAIR The Board reviewed a proposal in the amount of \$1,685.00 submitted by Restoration Systems and Consulting to repair dry rot and reseal the balcony at 11230 Portobelo.

Upon a motion duly made, seconded and carried unanimously; the Board voted to approve the Restoration Systems and Consulting proposal in the amount of \$1,685.00. (Kingery/Mayeski)

CONTINUING EDUCATION

The Board reviewed information sent by the Association's legal counsel, Rick Salpietra, regarding an upcoming Law Seminar for Common-Interest Developments. The cost is \$136.00. Lisa Lehr would like to attend.

Upon a motion duly made and seconded, the Board approved attendance for Lisa Lehr to attend the seminar at a cost of \$136.00. The motion passed. (Kingery/Dean)

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 8:45 p.m.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:


Ralph Kingery, President

4/23/13
Date

Patricia Dean, Secretary Date