

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

**March 26, 2019**

- CALL TO ORDER**      The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 p.m. by Carol Corporales, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- BOARD MEMBERS PRESENT**      Carol Corporales, President  
Simon Mayeski, Vice President  
Nancy Burke, Treasurer  
Pat Dean, Secretary
- BOARD MEMBERS ABSENT**      Gregory Sobko, Director
- MANAGEMENT REPRESENTATIVES**      Robin Bacon, Community Manager, Walters Management  
Ruth Vaughn, Recording Secretary, Walters Management
- OTHERS PRESENT**      Interested Homeowners
- EXECUTIVE SESSION DISCLOSURE**      **There was no** Executive Session meeting following the February 26, 2019 General Session.
- HOMEOWNER FORUM**      A time was provided for homeowners in attendance to share any questions, comments or concerns. The following topics were discussed:
- Roof Leaks
- APPROVAL OF MINUTES**      **February 26, 2019 General Session Minutes**  
Management provided the Board of Directors with the draft General Session minutes of the February 26, 2019 Board meeting.
- After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the February 26, 2019 General Session minutes as submitted.*
- FINANCIAL REPORT**      **February 2019 Financial Statements**  
Management provided the Board of Directors with the February 2019 financial statements. In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statement for the month ended February 2019. Based on this review, the Association is in compliance with Civil Code requirements.

*After review & discussion of the information provided, a motion was made, seconded and unanimously carried to **accept** the February 2019 financial statements pending the annual financial review by the Association CPA as required by California Civil Code Section §5500.*

#### **AB 2919 Resolution – April 2019**

Management provided the Board with the AB 2919 Resolution for the monthly expenses for April 2019.

*After review & discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the resolution for the month of April 2019.*

## **MANAGEMENT REPORT**

### **Property Repairs**

#### **Paradise Roofing**

Joe with Paradise Roofing was present at the meeting to discuss roof maintenance programs and cleaning of the valleys of the roof. The Board requested Joe submit a proposal for the roof maintenance. The Board also requested Management obtain rain gutter cleaning proposals.

#### **New Lighting**

Management provided the Board with a proposal for the Phase 2 of the LED Pole light replacement by Benesh Electric to replace 160 lights to LED lighting, engineering plans and permits and disposal of old removed lighting in the amount of \$167,194.00 with a 5 year warranty.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the proposal from Benesh Electric at a cost of \$167,194.00.*

#### **Attic Cleaning Proposal**

Management provided the Board with a proposal from Accurate at a cost of \$4,593.00 & another from Attic Projects at a cost of \$3,235.00, for the cleaning of the attic at 11026 Portobelo for the abundance of rat droppings.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the proposal submitted by Attic Projects at a cost of \$3,235.00.*

#### **Termite Treatment Proposal**

Management provided the Board of Directors with proposal submitted by Pestgon for the termite treatment needed in unit

11140.5 Portobelo at a cost of \$1,575.00.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the proposal submitted by Pestgon at a cost of \$1,575.00.*

### **Landscape Proposals**

#### **11256 Portobelo – Tree Root Issues**

Management informed the Board that roots from the common area tree have gotten into the patio drain of unit 11256 Portobelo. Green Valley inspected the issue and recommended having the tree removed and roots cut or leave the tree and repair the patio including the tile on top of the patio. The Board requested Management obtain a proposal for the removal of the tree and its roots.

#### **Brush Management Proposal**

Management provided the Board with the proposal submitted by Green Valley Landscape for the brush management at a cost of \$11,200.00.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the brush management proposal submitted by Green Valley Landscape at a cost \$11,200.00.*

#### **Tree Removals Proposal**

Management provided the Board with a proposal submitted by Green Valley Landscape for the removal of 3 trees at 11092, 11244 and 11250 Portobelo at cost of \$1,230.00.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the tree removals proposal submitted by Green Valley Landscape at a cost \$1,230.00.*

## **NEW BUSINESS**

#### **Window Replacements**

Management informed the Board that Nancy Burke requested window replacement discussion be added to the agenda. Management also provided the Board with the 2017 Window Resolution.

#### **Rules & Regulations**

Management informed the Board that the 2019 insurance renewal is working towards eliminating all BBQ cooking on the decks & patios. The rules on page 13 under Architectural

Guidelines number 3, reference Barbecues, which will need to be revised. The rules will need to be revised in order to disallow Barbecues otherwise the Association will have a hard time obtaining fire insurance coverage.

**Draft Budget**

Management provided the Board with a draft budget for the 2019/2020 year. No action was taken.

**INFORMATIONAL  
ITEMS**

Management provided the Board of Directors with the correspondence received since the last meeting, updated action item list, work order report, escrow closings report, property information sheet and community map for review purposes. No Board action was necessary at this time.

**NEXT MEETING**

The next Board of Directors Meeting is scheduled for April 23, 2019.


**ADJOURNMENT**

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

**APPROVED**

Respectfully submitted,

Ruth Vaughn, Recording Secretary

  
\_\_\_\_\_  
Board Member      Date

  
\_\_\_\_\_  
Board Member      Date