

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
MARCH 26, 2024**

- CALL TO ORDER:** Community Association Manager, Michelle Monahan, called the Board of Directors meeting of the Belsera Community Association to order at 5:31 p.m., via Zoom.
- BOARD MEMBERS PRESENT:** Ken Schulte, President
Simon Mayeski, Vice President
Carol Corporales, Secretary
Melissa James, Treasurer
- MANAGEMENT REPRESENTATIVES:** Michelle Monahan, Community Manager, Walters Management
Jenny Voss, Recording Secretary, Walters Management
- OTHERS PRESENT:** Eight (8) interested homeowners
- EXECUTIVE SESSION DISCLOSURE:** During the February 27, 2024 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 eight (8) owners present. Topic discussed:
- Heating smaller pool year-round
 - Gutter Clearing
 - Misdelaivered mail (Postal service issue)
 - Trimming of bushes that attract bees
 - Window grid requirements
- APPROVAL OF MINUTES:** February 27, 2024 General Session Minutes
Management provided the Board of Directors with the draft General Session minutes of the February 27, 2024 General Session Meeting.
- After discussion and upon a motion duly made, seconded, and unanimously carried, the Board approved the February 27, 2024 General Session Minutes as submitted. (Mayeski/Shulte)
- FINANCIAL REPORTS:** Financial Report - February 2024

Management presented the Board with the financials ending February 2024.

In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statement for the month ending February 2024. 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 2024 financial statement pending the annual review. (James/Mayeski)

Resolution 5380 (b) (6) – February 2024

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 2024 as presented. (Mayeski/James)

Investment Recommendations

Upon a motion duly made, seconded and carried unanimously, the Board approved the following investment recommendations from David Lynn Wealth Management: (Mayeski/Schulte)

- \$100,000 36-month CD (4.5%) from money market balance
- \$100,000 36-month CD (4.5%) after the \$100k CD matures on April 8th
- \$279,418 plus interest and the monthly contribution to remain in the money market

Collections

No action needed.

ACTION ITEMS:

Green Valley Brush Proposal

This item was tabled to allow time to investigate the accuracy of the boundaries outlined per the brush maintenance responsibility map (HOA v. City).

Draft 2024-2025 Budget

This item was tabled for further review.

Draft 2024-2025 Reserve Study

This item was tabled upon further review of the proposed draft budget.

SB 326 Balcony Inspection Repairs

Management provided an update on the ongoing inspections and recommendations (contractors) for bidding out repairs once the scope of work is determined. Informational only.

Brush Suggestion

Management presented the Board with a suggestion from an owner regarding the zone mapping for brush maintenance. Management and the Board will be walking the property and also contacting the City to request a defined map of property lines and responsibility.

Next Meeting

The next Regular Meeting is scheduled for April 23, 2024, 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 6:30 p.m.

**HOMEOWNER
SUGGESTION:**

APPROVE:



04/30/2024

Board Member

Date