

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

March 27, 2018

CALL TO ORDER

The Board of Directors meeting of the Belsera Community Association was called to order at 6:05 p.m. by Carol Corporales, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124

MEMBERS PRESENT

Carol Corporales, President
Simon Mayeski, Treasurer
Martin Molina, Secretary
James Gianelli, Vice President
Victor Gianelli, Director

OTHERS PRESENT

Robin Fennell, Community Association Manager, Walters Management
Tamara Romero, Recording Secretary, Walters Management
Interested Homeowners

HOMEOWNER FORUM

During homeowner forum, the following topics were discussed:

- FHA Approval
- Playground
- Security
- Trash and Dog Feces
- Cracks in paving
- Western Towing
- Slab leaks

**EXECUTIVE SESSION
DISCLOSURE**

There was no February 13, 2018 Executive Session Board meeting following the February 13, 2018 General Session meeting.

**APPROVAL OF
MINUTES**

The Board reviewed the minutes of the February 13, 2018 Board meeting.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of February 13, 2018.

FINANCIAL REPORT

In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending February 2018. Based on this review, the Association is in compliance with Civil Code requirements.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors moved to accept the February 2018 financial statements pending the annual review.

**MANAGEMENT
REPORT:**

**PROPERTY REPAIR
PROPOSAL**

Management provided the Board with the Brush Management Proposal in the amount of \$10,844.90.

Upon a motion duly made, seconded and carried unanimously; the Board of

Directors moved to accept the Brush Management Proposal. Management will need to get permission to go back there to clear the brush as well as call the County Water Association.

FHA PROPERTY APPROVAL

Management provided the Board with an email from the attorney in regard to FHA and board responsibility. The Board determined in January that it would not get project approval but would discuss again in March.

The Board decided to table this issue until the next meeting due to not enough information at this time for everyone to make a decision.

INSURANCE RENEWAL

Management provided the Board with a proposal from Wateridge Insurance.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors moved to accept the Wateridge Insurance proposal as written.

2018-2019 RESERVE STUDY

Management provided the Board with the Reserve Study to enable the Board to prepare the upcoming budget.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors moved to accept the 2018-2019 Reserve Study with the change of page 48 to \$294.00.

HOMEOWNER REQUEST

Management provided the Board with a request from the homeowner at 11368 Portobelo Dr. #5 to discuss water loss to personal property in her garage.

Upon a motion duly made, seconded and carried unanimously; the Board agreed to pay the full amount asked of \$2,247.48. The Board also agreed to pay to remove the soiled items in the garage, not to exceed the amount of \$300.00.

NEXT MEETING

The next Board of Directors Meeting is scheduled for April 24th, 2018.

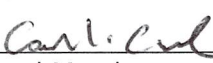

ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned to executive session at 8:09 p.m.

Respectfully submitted,

Tamara Romero, Recording Secretary

APPROVED:

	5/21/18		5/21/18
Board Member	Date	Board Member	Date

