

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

March 28, 2017

- 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
- MEMBERS PRESENT** Carol Corporales, President
James Gianelli, Director
Simon Mayeski, Treasurer
Martin Molina, Vice President
Victor Gianelli, Secretary
- ABSENT** None
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Cory Frazier, Recording Secretary, Walters Management
Interested Homeowners
- HOMEOWNER FORUM** The meeting was opened for homeowner commentary. The following topics were discussed:
- Safety Issues at Driveway #5
 - Tree Trimming Schedule
 - Damage to side of homeowner's building
 - Towing company
 - Cleaning of downspouts
 - Denied request to waive intent to lien fee
- EXECUTIVE SESSION DISCLOSURE** At the Executive meeting following the February 28, 2017 Session the Board discussed the following topics:
- Approval of minutes
 - Violation hearing
- APPROVAL OF MINUTES** The Board reviewed the minutes of the February 28, 2017 Board meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of February 28, 2017.
- TREASURER'S REPORT** In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending February 2017. 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 2017 financial statements pending the annual review.

LANDSCAPE PROPOSALS

The Board reviewed and discussed five landscaping proposals from Green Valley Landscaping. The proposals are for Brush Management in the amount of \$10,395.00, installation of river rock behind 11340-6 Portobelo in the amount of \$1,322.00, Turf removal behind 11370-2 Camino Playa Cancun in the amount of \$1,270.00, drainage repair behind building 24 in the amount of \$2,841.00 and removal of a eucalyptus tree in the amount of \$1,100.00.

Upon a motion duly made, seconded and carried unanimously; the Board approved the proposals with the exception of the turf removal behind unit 11370-2 Camino Playa Cancun.

REQUEST FOR REIMBURSEMENT

A homeowner is requesting reimbursement for a tub shoe stopper in the amount of \$407.50.

Upon a motion duly made, seconded and carried unanimously; the Board approved the reimbursement.

TERMITES

The Board reviewed and considered a proposal by Pestgon for extermination of termites at 11280 Portobelo Drive in the amount of \$1,320.99.

Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal.

INSURANCE RENEWAL

The Board reviewed and considered a proposal for renewal of insurance with the same limits at a cost of \$113,210.64. The insurance rates increased from last year's rate of \$102,285.00.

Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal.

RESERVE RECOMMENDATION

The Board reviewed a reserve recommendation from David Lynn to invest \$100,000 in 3 year CD.

Upon a motion duly made, seconded and carried unanimously; the Board approved the reserve recommendation.

INFORMATIONAL ITEMS

The Board reviewed the following informational items:

- Action list
- Work order log
- Unit Escrow List
- Correspondence
- Map


ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned to executive session at 6:53 p.m.

Respectfully submitted,

Cory Frazier, Recording Secretary

APPROVED:

	4/25/17		
_____	_____	_____	_____
Board Member	Date	Board Member	Date