

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

April 22, 2014

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:01 p.m. by President, Leslie Pembroke, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Leslie Pembroke, President
Simon Mayeski, Vice President
Ralph Kingery, 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
Roger Benham, Leak Control Services
- HOMEOWNER FORUM** The meeting was opened for homeowner comments. The topics brought before the Board for discussion were:
- ProSource success
 - Dog barking
- EXECUTIVE SESSION DISCLOSURE** At the March 25, 2014 Executive Session meeting, the Board held a violation hearing.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the March 25, 2014 Board meeting.
- Upon a motion duly made, seconded and unanimously carried; the Board of Directors approved the Regular Session minutes of the March 25, 2014 Board meeting as submitted. (Lehr/Dean)
- TREASURER'S REPORT** The Board reviewed the March 2014 financials as submitted by Walters Management and indicated that the Board of Directors' review was in compliance with California Civil Code Section 5500.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the March 2014 financials as submitted, pending financial review. (Kingery/Dean)
- AGING REPORT** No action was needed.
- PAVING SCHEDULE** The Board reviewed the paving notice and map as submitted by NPG Paving. The project is expected to begin May 5 through May 9, 2014. Management and the Board will notify the membership of the schedule by posting the notices throughout the community, on each door, and on the web portal.

POWER WASHING

The Board reviewed several areas of the Association that are in need of being power washed. The Board instructed Management to arrange to have these areas power washed and painted as necessary.

AT&T U-VERSE CONTRACT

The Board reviewed a revenue share contract submitted by AT&T U-Verse that would allow limited Board-approved marketing of U-Verse products in exchange for a portion of the revenue generated by each resident that signs up for a qualifying U-Verse product. In addition, the Association will receive a signing bonus of \$18,250.00 to be paid within 60 days of contract initiation. Residents will remain free to choose any internet/cable/phone provider of their liking.

Upon a motion duly made, seconded, and carried unanimously; the Board voted to approve the AT&T U-Verse marketing contract. (Kingery/Mayeski)

LANDSCAPE PROPOSALS

The Board reviewed the following proposals submitted by Green Valley Landscape:

- Proposal in the amount of \$850.00 to replace a concrete channel and coring of the curb behind the garages in front of 11236 Portobelo to prevent water accumulation and improve drainage in this area.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the proposal in the amount of \$850.00. (Lehr/Mayeski)

- Proposal in the amount of \$8,152.00 to provide weed abatement of the slope behind the property.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the proposal in the amount of \$8,152.00. (Kingery/Lehr)

RATIFICATION OF ACTION TAKEN

The following motion was approved by a Board majority via email:

- Association property insurance renewal in the amount of \$86,080.00

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 insurance renewal premium in the amount of \$86,080.00. (Pembroke/Mayeski)

UTILITY CLOSET PREPLACEMENT

The Board reviewed a proposal submitted by Saddleback Fence in the amount of \$67,800.00 to replace approximately 40 vinyl utility closet doors.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the Saddleback Fence proposal in the amount of \$86,080.00. (Pembroke/Kingery)

2014/2015 DRAFT BUDGET

The Board reviewed the draft 2014/2015 budget. The Board is awaiting receipt of the reserve study. This item is tabled to the next meeting.

TENANT INFORMATION The Board reviewed two examples of tenant registration forms. The Board will revise the form and submit to management.

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
\$100,000 36-month CD
\$100,000 30-month CD after 5/16/14 CD matures
\$100,000 36-month CD after 6/17/14 CD matures
\$121,146 plus interest and \$25,000 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. (Kingery/Pembroke)

ANNUAL ELECTION AND CC&R AND BYLAW REVISIONS The Board reviewed a proposal submitted by IntelliVote in the amount of \$6,200.00 to perform inspector of election services and the CC&R and Bylaw amendment services.

Upon a motion duly made, seconded and unanimously carried; the Board voted to the IntelliVote proposal in the amount of \$6,200.00. (Pembroke/Mayeski)

CATHODIC PROTECTON Roger Benham, Leak Control Services, was in attendance to discuss the amount of slab leaks that have occurred since the introduction of cathodic protection. Mr. Benham will speak with ARS Plumbing regarding the use PEX piping that should assist with decreasing the frequency of slab leaks.

Management will continue to have Mr. Benham inspect reported slab leaks as determined by ARS Plumbing.

DELINQUENT LANDLORD The Board reviewed verbiage from the Davis-Stirling newsletter regarding ways the Association can recoup monies owed through the delinquent owner's tenant.

No action was taken.

INFORMATIONAL ITEMS The Board reviewed the following informational items:

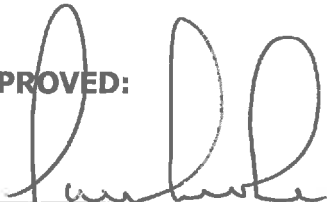
- Action list
- Work order log
- Unit Escrow List
- Correspondence
- Calendar/Map

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

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:



Leslie Pembroke, President

5.27.2014

Date



Patricia Dean, Secretary

5/27/14

Date