

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
April 22, 2025**

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: Simon Mayeski, Vice President
Carol Corporales, Secretary
Mary Bot Norton, Director
Ken Schulte, President
Melissa James, Treasurer

ABSENT:

MANAGEMENT REPRESENTATIVES: Michelle Monahan, Community Manager, Walters Management
Josue Sanchez, Recording Secretary, Walters Management

OTHERS PRESENT: One homeowner present. Shereen Ben-Moshe

EXECUTIVE SESSION DISCLOSURE: During the March 25, 2025 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 no owners present. Topics discussed:

- Shereen came to request the board approve her flooring application due to her allergies.

APPROVAL OF MINUTES: **March 25, 2025, General Session Minutes**
Management provided the Board of Directors with the draft General Session minutes of the March 25, 2025, General Session Meeting.

After discussion and upon a motion duly made, seconded, and unanimously carried, the Board approved the March 25, 2025, General Session Minutes as submitted. (Bot Norton / James)

FINANCIAL REPORTS: **Financial Report – March 2025**

Management presented the Board with the financials ending in March 2025.

In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending January 2025. 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 March 2025 financial statements pending the annual review. (Mayeski /James)

Resolution 5380 (b) (6) – March 2025

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 March 2025 as presented. (Mayeski/James)

- City Treasurer - \$25,000.00
- Waste Management – \$12,510.00
- Reserve Contributions - \$27,662.00
- Paid Reserves for Insurance Loan - \$32,000.00

Collections

None at this time.

ACTION ITEMS: **Brush Management Proposal**

Management Provided the board with the proposal from Green Valley Landscape in the amount of \$17,220.00 for brush maintenance throughout the community. Last year estimate was \$16,400.00. The board directed management to communicate with the city to determine which sections is belongs to the city and which section needs to be serviced by the HOA.

Draft Reserve Study

Management provided the Board the draft reserve study prepared by Brian McCaffery for the Board's review, which will need to be approved in May and sent to the membership along with the budget.

Draft 2025-2026 Budget

Enclosed is the draft 2025-2026 budget for the Board's review, which will need to be approved in May and sent to the membership along with the reserve study.

**HOMEOWNER
REQUEST/CONCERS:**

Homeowner asked the board to approve her ARC application for vinyl flooring due to her allergies.

Next Meeting

The next Regular Meeting is scheduled for May 27, 2025, 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 6:21 p.m.

ATTEST:

Respectfully submitted,

Josue Sanchez, Recording Secretary

APPROVE:



Board Member

05/28/2025

Date