

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

April 23, 2013

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:03 p.m. by President, Ralph Kingery, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Ralph Kingery, President
Leslie Pembroke, Treasurer
Lisa Lehr, Director
- ABSENT** Simon Mayeski, Vice President
Patricia Dean, Secretary
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Karoline Whitaker, Recording Secretary, Walters Management
Interested Homeowners
- HOMEOWNER FORUM** The meeting was opened for homeowner comments. Topics brought before the Board for discussion were:
- Bush height
 - Flooring specifications
- EXECUTIVE SESSION DISCLOSURE** At the March 26, 2013 Executive Session meeting, the Board discussed the security contract, violation hearings, and an account settlement .
- APPROVAL OF MINUTES** The Board reviewed the minutes of the March 26, 2013 Board meeting.
- Upon a motion duly made, seconded and unanimously carried; the Board of Directors approved the Regular Session minutes of the March 26, 2013 Board meeting as corrected. (Pembroke/Lehr)
- TREASURER'S REPORT** The Board reviewed the March 2013 financials as submitted by Walters Management and indicated that the Board of Directors' review was in compliance with California Civil Code Section 1365.5(a)(1) through (5).
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the March 2013 financials as submitted, pending audit. (Pembroke/Kingery)
- AGING REPORT** The Board reviewed the 4/23/13 Aging Report. No action was taken.
- LANDSCAPE PROPOSALS & PLANS** The Board reviewed a proposal submitted by Green Valley Landscape in the amount of \$7,950.00 to provide weed abatement of the slope behind the Association.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the Green Valley Landscape proposal in the amount of \$7,950.00. (Kingery/Lehr)

The Board reviewed a proposal submitted by Green Valley Landscape in the amount of \$3,000.00 to install 20 15-gallon Pyracantha shrubs at the lower pool.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the Green Valley Landscape proposal in the amount of \$3,000.00. (Kingery/Lehr)

The Board reviewed proposals from Green Valley Landscape and Western Tree Services for tree trimming throughout the Association. The Board requests additional time to review the proposals. This item is tabled to the next meeting.

The Board reviewed a revised Green Valley Landscape proposal in the amount of \$60,480.00 for 80 under the stairwell improvements under the design of Jim Benedetti, landscape architect. This item is tabled for further review.

ANNUAL ELECTION PROPOSAL

The Board reviewed a proposal submitted by Richard Salpietra in the amount of \$2,500.00 to conduct inspector of elections duties for the 2013 annual election.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the Richard Salpietra proposal in the amount of \$2,500.00. (Lehr/Kingery)

GARAGE TRIM PAINTING PROPOSAL

The Board reviewed a proposal submitted by Primeco Painting in the amount of \$26,187.00 to repair and paint garage door trims throughout the Association.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the Primeco Painting proposal in the amount of \$26,187.00. (Kingery/Pembroke)

FENCE REPAIRS

The Board reviewed a proposal submitted by Alpine Fence in the amount of \$25,250.00 to replace damaged fencing with white aluminum panel fencing.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the Alpine Fence proposal in the amount of \$25,250.00. (Pembroke/Kingery)

2013-2014 DRAFT BUDGET

The Board reviewed the draft budget submitted by Management. The Board will submit recommended changes to Management. This item is tabled to the next meeting.

GUTTER REPAIR

The Board reviewed a proposal submitted by Restoration Systems & Consulting in the amount of \$485.00 to made a gutter modification at the request of the owner of 11332 Portobelo. The proposed modification will result in a different aesthetic than the rest of the buildings.

The Board would like a proposal following the same design as the other locations that have made this same request. This item is tabled pending receipt of a new proposal.

TEMPORARY ADJOURN The Board temporarily adjourned Regular Session at 7:20 pm and entered Executive Session.

RECONVENE The Board reconvened Regular Session at 8:35 pm.

INTENT TO FORECLOSE During Executive Session, the Board voted to approve initiating foreclosure proceedings against account #69213.

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 8:40 p.m.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:


Ralph Kingery, President

5/28/13
Date


Patricia Dean, Secretary

5/28/13
Date