

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

April 23, 2019

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
BOARD MEMBERS PRESENT	Carol Corporales, President Simon Mayeski, Vice President Gregory Sobko, Director
BOARD MEMBERS ABSENT	Nancy Burke, Treasurer Pat Dean, Secretary
MANAGEMENT REPRESENTATIVES	Robin Bacon, Community Manager, Walters Management Ruth Vaughn, Recording Secretary, Walters Management
OTHERS PRESENT	Interested Homeowners
EXECUTIVE SESSION DISCLOSURE	There was no Executive Session meeting following the March 26, 2019 General Session.
HOMEOWNER FORUM	A time was provided for homeowners in attendance to share any questions, comments or concerns.
APPROVAL OF MINUTES	<u>March 26, 2019 General Session Minutes</u> Management provided the Board of Directors with the draft General Session minutes of the March 26, 2019 Board meeting. <i>After review and discussion of the information provided, a motion was made, seconded and unanimously carried to approve the March 26, 2019 General Session minutes as submitted.</i>
FINANCIAL REPORT	<u>March 2019 Financial Statements</u> Management provided the Board of Directors with the March 2019 financial statements. In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statement for the month ended March 2019. Based on this review, the Association is in compliance with Civil Code requirements. <i>After review & discussion of the information provided, a was motion made, seconded and unanimously carried to accept the February 2019 financial statements pending the annual financial</i>

review by the Association CPA as required by California Civil Code Section §5500.

AB 2919 Resolution – May 2019

Management provided the Board with the AB 2919 Resolution for the monthly expenses for May 2019.

*After review & discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the resolution for the month of May 2019.*

**MANAGEMENT
REPORT**

Property Repairs

Paradise Roofing Proposal

Management provided the Board with a proposal from Paradise Roofing for a tune-up and cleaning of the roofs at cost of \$50,900.00.

*After review & discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the proposal from Paradise Roofing at a cost of \$50,900.00.*

Deck Coating Proposal – 11352 Portobelo Unit 6

Management provided the Board with a proposal from ProTec Building Services for the deck coating repairs needed at 11352 Portobelo Drive Unit 6, at a cost of \$1,780.00.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **deny** the proposal from ProTec as these repairs are cosmetic and considered homeowner responsibility.*

Deck Coating Proposal – 11368 Portobelo Unit 1

Management provided the Board with a proposal from ProTec Building Services for the deck coating repairs needed at 11368 Portobelo Drive Unit 1, at a cost of \$2,630.00.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the proposal from ProTec as these repairs are structural and considered HOA responsibility.*

Landscape Proposals

11256 Portobelo – Tree Root Issues

Management provided the Board with a proposal from Green Valley Landscape for the removal of tree next to the patio of

11256 Portobelo, as roots of the tree have gotten into the drainage of this unit. The cost to remove the tree is \$1,550.00.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the proposal submitted by Green Valley Landscape for the removal of the tree.*

Brush Management Proposal

Management provided the Board with the proposal submitted by Green Valley Landscape for the brush management at a cost of \$11,200.00.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the brush management proposal submitted by Green Valley Landscape at a cost \$11,200.00.*

Western Tree – Annual Tree Trimming

Management informed the Board that it met with Wester Tree Services to discuss this year's tree trimming as well as the potential for cutting down eucalyptus trees that impact the roofs of the buildings. Management suggested using a drone company to inspect the roofs and trees. The Board agreed to have Management obtain proposals to have a drone inspect the roofs & trees.

NEW BUSINESS

Architectural Application

Management provided the Board with an architectural application submitted by the owner of 11330 Camino Playa Cancun Unit 2 for the installation of new windows in the unit, as well as the installation of a keypad on the garage.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the architectural application as submitted.*

Rules & Regulations

Management informed the Board that the 2019 insurance renewal is working towards eliminating all BBQ cooking on the decks & patios. The rules on page 13 under Architectural Guidelines number 3, reference Barbecues, which will need to be revised. The rules will need to be revised in order to disallow Barbecues. The Board agreed to have Management revise the rules to eliminate the use of Barbecues in Belsera.

Draft Budget

Management provided the Board with a draft budget for the 2019/2020 year. Management informed the Board it has included the roof maintenance on the budget and anticipates having to increase the dues by \$3.00 for next year. The Board provided Management with revisions needing to be done to the draft budget. Management will be making these revisions and providing the Board with the updated budget at the May 2019 meeting.

Homeowner Request

Management provided the Board with a homeowner's comments & requests. The owner would like the Board to consider installing additional doggie waste stations and more lighting in the grass areas behind her unit.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **deny** this owners request.*

INFORMATIONAL ITEMS

Management provided the Board of Directors with the correspondence received since the last meeting, updated action item list, work order report, escrow closings report, property information sheet and community map for review purposes. No Board action was necessary at this time.

NEXT MEETING

The next Board of Directors Meeting is scheduled for May 28, 2019.

ADJOURNMENT

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

APPROVED

Respectfully submitted,

Ruth Vaughn, Recording Secretary



Board Member

5/28/19

Date



Board Member

5/28/19

Date