

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
ARIL 23, 2024**

- 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:** Ken Schulte, President
Simon Mayeski, Vice President
Carol Corporales, Secretary
Melissa James, Treasurer
- MANAGEMENT REPRESENTATIVES:** Michelle Monahan, Community Manager, Walters Management
Jenny Voss, Recording Secretary, Walters Management
- OTHERS PRESENT:** Six (6) interested homeowners
- EXECUTIVE SESSION DISCLOSURE:** During the March 26, 2024 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 eight (8) owners present. Topic discussed:
- Insurance
 - Exterior Stucco Cracks
- APPROVAL OF MINUTES:** **March 26, 2024 General Session Minutes**
Management provided the Board of Directors with the draft General Session minutes of the March 26, 2024 General Session Meeting.
- After discussion and upon a motion duly made, seconded, and unanimously carried, the Board approved the March 26, 2024 General Session Minutes as submitted. (Shulte/James)
- FINANCIAL REPORTS:** **Financial Report – February 2024**
Management presented the Board with the financials ending March 2024.
- In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statement for the month ending March

2024. 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 2024 financial statement pending the annual review. (James/Mayeski)

Resolution 5380 (b) (6) – March 2024

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 2024 as presented. (Mayeski/James)

Collections

No action needed.

ACTION ITEMS:

Western Tree 2024 Maintenance Proposal

This item was tabled; the Board asked management inquire with Western Tree about an alternative option to split the proposal into tree species and prioritizing over a duration of time for trimming and maintenance needs to help reduce the impact of a large one-time expense.

Inspector of Elections Proposal – Ratify

Upon a motion duly made, seconded and carried unanimously, the Board ratified the approval of the proposal from HOA Inspectors to perform the 2024 Annual Election, at a base cost of \$1,575.00 plus additional fees, to be held August 27, 2024 via zoom prior to 2pm for a reduced cost. (Mayeski/Shulte)

Green Valley Brush Proposal

The Board agreed to table this item while waiting to hear back from the City or City Council on the zoning responsibility on the brush maintenance map.

Draft 2024-2025 Budget

This item was tabled for further review.

Draft 2024-2025 Reserve Study

This item was tabled upon further review of the proposed draft budget.

**HOMEWONER
SUGGESTION:**

11340 CPC – Landscape Request

Management presented the Board with a request from the owner of 11340 Camino Playa Cancun to install bushes/hedges in the common area between his unit and the pool area. The hedges were recently trimmed

back due to disease and health of the hedges. They will grow back, but management will meet with the landscape foreman to evaluate what can be done as far a additional planting for screening in the meantime.

Next Meeting

The next Regular Meeting is scheduled for May 28, 2024, at 5:30 p.m. via Zoom.

Adjourn

There being no further business to come before the Board, the meeting was adjourned to the Executive Session at 6:30 p.m.

APPROVE:



06/16/2024

Board Member

Date