

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

April 24, 2018

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

MEMBERS PRESENT

Carol Corporales, President
James Gianelli, Vice President
Simon Mayeski, Treasurer
Martin Molina, Secretary
Victor Gianelli, Director

OTHERS PRESENT

Robin Fennell, Community Association Manager, Walters Management
Tamara Romero, Recording Secretary, Walters Management
Interested Homeowners

HOMEOWNER FORUM

During homeowner forum, the following topics were discussed:

- Tierrasanta Village of San Diego Newsletter would like to put an article in Belsera Newsletter
- FHA Approval
- Lower jets in pool not working properly
- Replacing covers for spas
- Shower not always turning off at pool

**EXECUTIVE SESSION
DISCLOSURE**

At the March 27, 2018 Executive Session meeting, the Board discussed the following:

- Approval of minutes
- Painting proposal

**APPROVAL OF
MINUTES**

The Board reviewed the minutes of the March 27, 2018 Board meeting.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of March 27, 2018 with changes.

FINANCIAL REPORT

In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending March 2018. Based on this review, the Association is in compliance with Civil Code requirements.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors moved to accept the March 2018 financial statements pending the annual review.

**MANAGEMENT
REPORT:**

**PROPERTY REPAIR
PROPOSAL**

Removal of Pear Tree: Remove Pear tree and stump grind and replace at 11360 Portobelo. The tree is causing problems with the community sidewalk. Cost to remove and replace is \$635.00.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors moved to accept the proposal to remove the pear tree as written.

Garage Beam: 11340 CPC #8 has the beam in garage that Carson gave a proposal in the amount of \$2,225.00. The board questioned if the beam was deflecting, Carson confirmed that it wasn't deflecting, just splitting.

The Board decided not to have the beam repaired or replaced at this time due to this being a common occurrence in the community. The Board will check again in a year to see if this particular beam has moved.

Trellis Over Pool: The pool vendor asked to have a trellis over the pool equipment at the lower pool to keep debris out of the equipment. Management had Carson give a proposal to shade the area from leaves and debris. Cost to build trellis is in the amount of \$6,550.00

Upon a motion duly made, seconded and carried unanimously; the Board of Directors moved to accept the proposal to build a trellis over the lower pool as written.

FHA PROPERTY APPROVAL

It was requested to address this issue again. The Board determined in the March meeting that they needed more time to decide. The letter from the attorney was also included.

Upon a motion duly made, seconded and carried four to one; the Board of Directors moved to accept the FHA Property Approval.

PAINT COLORS

Management provided the Board with the colors for the property and decide if we want 3 colors or 2 for the property.

This matter was tabled until the Board could get a better idea of the current colors. It was decided that the paint company would come out and paint 3 buildings the current color for the Board members to see.

2018-2019 RESERVE STUDY

Management attached the reserve study to enable the board to prepare the upcoming budget. The association is 144.38% funded.

This item was already approved last month. Management made the adjustments to page 48 keeping at \$294.00.

DRAFT BUDGET

Management prepared the draft budget for 2018-2019 and does not believe an increase is necessary. Management has applied the changes to this year's budget based on a 19-month average, comparison from last year and a review of this year's expenditures.

ANNUAL MEETING PROPOSAL

The Law Offices of Richard Salpietra has prepared a proposal for the annual meeting and election in the amount of \$2,500.00. This includes printing and mailings and their attendance at the meeting.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors moved to accept the proposal for the Law Offices of Richard Salpietra as written.

**RESERVE
RECOMMENDATION**

David Lynn with Morgan Stanley has sent in reserve recommendations.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors moved to accept the reserve recommendations from David Lynn with Morgan Stanley.

**PRIVATE SECURITY
CONTRACT INCREASE**

The security company is increasing their hourly rate from \$32.50 to \$35.00 per hour and an increase in holiday rate from \$50.00 to \$75.00. This is due to the increase in minimum wage.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors moved to accept the increased rate from the private security contract.

NEXT MEETING

The next Board of Directors Meeting is scheduled for May 22nd, 2018.



ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned to executive session at 7:04 p.m.

Respectfully submitted,

Tamara Romero, Recording Secretary

APPROVED:

	5/21/18		5/21/18
Board Member	Date	Board Member	Date