

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

**April 25, 2017**

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:01 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, Director  
Simon Mayeski, Treasurer  
Martin Molina, Vice President  
Victor Gianelli, Secretary
- ABSENT** None
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management  
Cory Frazier, Recording Secretary, Walters Management  
Interested Homeowners
- HOMEOWNER FORUM** The meeting was opened for homeowner commentary. The following topics were discussed:
- Newsletter
  - CC&R Violation
  - Rain Gutter Maintenance
- EXECUTIVE SESSION DISCLOSURE** At the Executive meeting following the March 28, 2017 Session the Board discussed the following topics:
- Approval of minutes
  - CC&R Revision
- APPROVAL OF MINUTES** The Board reviewed the minutes of the March 28, 2017 Board meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of March 28, 2017. (Martin Molina was not present for this vote)
- BOARD MEMBER JOINS** Martin Molina joined the meeting.
- TREASURER'S REPORT** In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending March 2017. 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 2017 financial statements pending the annual review.

## **LANDSCAPE PROPOSALS**

### **Tree Trimming and Removal**

The Board reviewed and discussed a tree trimming proposal in the amount of \$47,275.00 and a tree removal proposal in the amount of \$4,155.00. Various trees throughout the community were marked for removal by the arborist.

Upon a motion duly made, seconded and carried unanimously; the Board approved the two proposals in the amounts of \$47,275.00 and \$4,155.00.

The Board would inspect the areas to determine if replacement trees are necessary.

### **River Rock**

The Board reviewed and considered a proposal for the placement of river rock behind 11306 and 11352 Portobelo Drive in the amount of \$494.00.

Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal in the amount of \$494.00.

### **Removal of Tree**

The Board reviewed and discussed a proposal to remove a dead Alder Tree in the amount of \$400.00.

Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal for removal of the dead Alder tree in the amount of \$400.00.

### **Turf Removal**

The Board reviewed and discussed removal a proposal for removal of turf behind 11194 Portobelo Drive in the amount of \$882.00. The Board tabled this proposal.

## **HOMEOWNER REQUESTS**

### **Waiver of Intent to Lien Fee**

A homeowner is requesting the Board waive an intent to lien fee of \$125.00. The homeowner had previously requested this and the Board asked that he bring the account current and then make the request again. The account has been brought current with the exception of the intent to lien fee.

Upon a motion duly made, seconded and carried unanimously; the Board approved waiving the intent to lien fee.

### **Installation of Dog Station**

A homeowner has requested installation of a dog station behind her home at 11366 Camino Playa Cancun unit 5 and signs throughout the community reminding owners to pick up after their dogs.

Upon a motion duly made, seconded and carried; the Board denied the request. (Mayeski/Corporales, Molina in favor, V. Gianelli and J. Gianelli opposed)

**Play Structure**

A homeowner requested the sandlot area be cleaned out and a play structure be installed in its place. The Board discussed possible options.

Upon a motion duly made, seconded and carried; the Board committed to cleaning the area and allotting up to \$10,000 to improve the area. (V. Gianelli, J. Gianelli, Molina and Corporales in favor, Mayeski opposed)

**FHA Refinancing**

A homeowner requested the Board recertify under FHA and he will process the property at his expense. Upon a motion duly made, seconded and carried; the Board denied the request. (Mayeski/Corposales, Molina in favor, V. Gianelli and J. Gianelli opposed.)

**Restoration Reimbursement**

A homeowner had a leak that was covered by the HOA and had his own contractors perform the remediation. He is requesting reimbursement and has provided receipts. The total amount requested for reimbursement is \$3,696.36.

Upon a motion duly made, seconded and carried unanimously; the Board approved reimbursement with the exception of \$250.00 for paint, totaling \$3446.36.

**TERMITES**

The Board reviewed and considered a proposal by Pestgon for extermination of termites at 11286 Portobelo Drive in the amount of \$1,395.00.

Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal.

**BUDGET**

The Board reviewed and discussed a draft budget presented by Robin Fennel. The Board would review the budget and send feedback to Robin.

**INFORMATIONAL ITEMS**

The Board reviewed the following informational items:

- Action list
- Work order log
- Unit Escrow List
- Correspondence
- Map


**ADJOURNMENT**


There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned to executive session at 7:27 p.m.

Respectfully submitted,

Cory Frazier, Recording Secretary

**APPROVED:**

 \_\_\_\_\_ 5/23/17  
Board Member Date

 \_\_\_\_\_ 5/23/17  
Board Member Date