

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
APRIL 25, 2023**

- CALL TO ORDER:** Community Association Manager, Michelle Monahan, called the Board of Directors meeting of the Belsera Community Association to order at 6:00 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:** Eight (8) interested homeowners.
- EXECUTIVE SESSION DISCLOSURE:** During the March 28, 2023 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:
- Plumbing Leak Protocol
 - Window Style (for new installation)
 - Greenbelt weeds
 - AC Units Requiring Approval
- APPROVAL OF MINUTES:** **March 28, 2023, General Session Minutes**
Management provided the Board of Directors with the draft General Session minutes of the March 28, 2023, General Session Meeting.
- After discussion and upon a motion duly made, seconded, and unanimously carried, the Board approved the March 28, 2023, General Session Minutes with revisions. (Schulte/Corporales)*
- FINANCIAL REPORTS:** **Financial Report – March 2023**
Management presented the Board with the financials ending March 2023.

In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending March 2023. 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 2023 financial statements pending the annual review. (James/Shulte)

Resolution 5380 (b) (6) – March 2023

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 2023 as presented. (James/Corporales)

ACTION ITEMS:

Green Valley Brush Management Proposal

Management provided the Board with the following estimates to perform the annual brush management:

- Green Valley Landscaping - \$15,917.00
- Green Horizons Landscaping - \$19,336.00

Upon a motion duly made, seconded and carried unanimously, the Board approved the proposal from Green Valley Landscaping to complete the annual brush abatement at a cost not to exceed \$15,917.00. (Mayeski/Shulte)

Draft Reserve Study

Management provided the Board with the Level III (no site inspection) FYE 2023 Reserve Study as prepared by McCafferry Reserve Consulting.

This item was tabled until the May 2023 meeting.

2023-2024 Draft Budget

Management provided the Board with two (2) draft budgets for 2023-2024.

Following discussion this item was tabled until the May 2023 meeting.

South Spa

Management provided the Board with an email from American Home Butler updating management on the South spa. Management has confirmed the controller was changed so the pool vendor can troubleshoot the system one more time to confirm the relays are in working order but due to the age of the system they are not hopeful of a

simple and inexpensive finding.

This item was for informational purposes only. No action needed.

Next Meeting

The next Regular Meeting is scheduled for May 23, 2023, at 5:30 p.m. via Zoom.

Adjourn

There being no further business to come before the Board, the meeting was adjourned to Executive Session at 7:00 p.m.

ATTEST:

Respectfully submitted,

Jenny Voss, Recording Secretary

APPROVE:



05/24/2023

Board Member

Date