

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

**April 26, 2016**

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:06 p.m. by Simon Mayeski, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Simon Mayeski, President  
Martin Molina, Vice President  
Carol Corporales, Treasurer  
Richard Thurlow, Director
- ABSENT** Bonnie Alexander, Secretary
- 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. Topics brought before the Board for discussion were:
- Tree Trimming
  - Dryer Vent Cleaning
- EXECUTIVE SESSION DISCLOSURE** The Board did not adjourn to Executive Session following the 3/22/16 General Session meeting.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the March 22, 2016 Board meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of the March 22, 2016 Board meeting as presented. (Thurlow/Corporales)
- 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 2016. 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 accepted the March 2016 financial statements pending the annual review. (Corporales/Mayeski)
- DELINQUENCY** The Board discussed continuing to pursue delinquency on account #131432.
- Upon a motion duly made, seconded and carried unanimously; the Board the Board voted to turn over account #155193 to attorneys for collection.
- LANDSCAPE PROPOSALS** The Board of Directors reviewed the following proposals submitted by Green Valley Landscaping:

- Proposal in the amount of \$68,542.50 to install drainage throughout the community. The proposal included removal of multiple trees.

The Board decided to inspect the various locations for proposed work and tabled the proposal for the next meeting.

- Proposal in the amount of \$9,450 for the Brush Management for 2016. The budget is \$10,000. Under a motion duly made, seconded and carried unanimously; the Board approved the proposal with the condition that a bid at least 20% lower is made by a contractor using goats is not made by May 10th. (Thurlow/Corporales)

- Two proposals in the total amount of \$489.50 to install planter beds and replace plants where planter beds are installed.

Upon a motion duly made and seconded, the Board of Directors voted to approve the proposals in the total amount of \$489.50. The motion passed. (Thurlow/Mayeski)

- Proposal in the amount of \$150.00 to remove a leaning Pear tree and grind the stump down. The Board decided to inspect the location and tabled the proposal for the next meeting.
- There was a discussion on the plant pallet provided by Green Valley Landscaping for placement on the website. The Board agreed with the pallet provided and it would be sent to Simon Mayeski to be uploaded onto the website.

## **RESERVE RECOMMENDATION**

The Board discussed the reserve recommendations by David Lynn. Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the reserve recommendations. (Thurlow/Corporales)

## **ANNUAL ELECTION PROPOSAL**

The Board discussed bids from Richard Salpietra and Ace Inspectors for the annual election. Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the proposal by Richard Salpietra. (Mayeski/Thurlow)

## **NEW BUSINESS**

The Board discussed having security patrol the pool for the warmer months from 6 p.m. to 2 a.m. Upon a motion duly made, seconded and carried unanimously; the Board approved requesting security in the pool area from 6 p.m. to 2 a.m. until October.

**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 at 7:32 p.m.

Respectfully submitted,

Cory Frazier, Recording Secretary

**APPROVED:**

  
Simon Mayeski, President \_\_\_\_\_ Date

  
Bonnie Alexander, Secretary \_\_\_\_\_ Date