

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

April 27, 2010

**MEMBERS
PRESENT**

Simon Mayeski, President
Carol Corporales, Vice President
Leslie Pembroke, Treasurer
Ralph Kingery, Secretary
Patricia Dean, Director

ABSENT

None

**OTHERS
PRESENT**

Robin Fennell, Community Association Manager, Walters Management
Brittany Joseph, Recording Secretary, Walters Management

**CALL TO
ORDER**

The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 p.m. by President, Simon Mayeski, at the Tierrasanta Center, 11220 Clairemont Boulevard, San Diego Ca 92124

**EXECUTIVE
DISCLOSURE**

Simon Mayeski, President, provided a summary of the Executive Session meeting held on March 23, 2010 at 6:00 PM:

**APPROVAL OF
MINUTES**

Upon a motion duly made, seconded and unanimously carried the Board of Directors approved the Regular Session minutes from the March 23, 2010 meeting. (Kingery/ Mayeski)

**TREASURER'S
REPORT**

The Board reviewed the March 2010 financials as submitted by Walters Management and indicated that the Board of Directors' review was in compliance with California Civil Code Section 1365.5(a)(1) through (5). A motion was duly made and carried unanimously to approve March 2010 financials as submitted pending audit. (Pembroke/ Kingery)

RATIFICATIONS

The following proposals were unanimously approved by the Board via email and need to be ratified:

1. Paul Davis Restoration 11346 CPC # 2 \$281.90, 11380 CPC #4 \$1,770.22
2. ARC Applications 11320 P # 4 Front Door, and 11352 P #1 New windows.
3. Wateridge Insurance Renewal
4. Slab leak at 11346 CPC Hot water reroute \$4,490.00
5. Payne Pest Management bee hive removal \$1,275.00

Upon a motion duly made, seconded and carried unanimously, the Board voted to ratify items 1-5. (Mayeski/ Pembroke)

**BRUSH
MANAGEMENT**

The following proposals were reviewed by the Board for brush management:

1. Benchmark- \$7,920.00
2. Native- \$17,476.55

Upon a motion duly made seconded and carried unanimously, the Board approved the Benchmark proposal in the amount of \$7,920.00.
(Mayeski/ Pembroke)

**PAUL DAVIS
RESTORATION
BIDS**

The Board reviewed the following proposals from Paul Davis Restoration for interior repairs:

1. 11376 Portobelo #7 Drainage reroute on the concrete and asphalt.
\$1,385.00.
2. 11120 Portobelo Dr. Interior repair due to pipe leak. \$782.18

Upon a motion duly made, seconded, and carried unanimously, the Board voted to table the bid for 11376 Portobelo #7 and approved the bid for 11120 Portobelo Dr. (Pembroke/ Dean)

**DILS ROOFING
BIDS**

The Board reviewed a roofing bid to repair a roof leak at 11270 Portobelo Dr. in the amount of \$1535.00.

Upon a motion duly made, seconded, and carried unanimously, the Board approved the Dils Roofing bid. (Pembroke/ Kingery)

LIGHTING

The Board reviewed the following Three Phase Bids for light repairs:

1. 11248 Portobelo Dr. Lamp will not light. \$350.00
2. 11360-2 CPC lamp will not light \$350.00
3. 11366 CPC lamp will not light \$350.00
4. 11326-5 CPC Pole light very dim requires R/R \$200

Upon a motion duly made, seconded and carried unanimously, the Board approved the Three Phase Bids. (Pembroke/ Kingery)

NEW BUSINESS

Management brought up the following new business items for discussion:

- Utility Door bids
- Under water spa light. Management will obtain a second proposal.

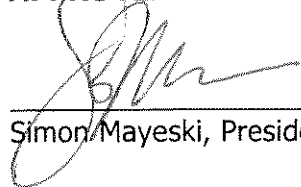
ADJOURNMENT

There being no further matters to discuss during Regular Session, meeting was adjourned at 7:25 p.m.

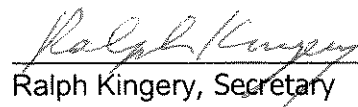
Respectfully Submitted,

Brittany Joseph, Recording Secretary

APPROVED:


Simon Mayeski, President

5/25/10
Date


Ralph Kingery, Secretary

5/25/10
Date