

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

April 28, 2015

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:12 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, Director
Bonnie Alexander, Director
- ABSENT** Ralph Kingery, Treasurer
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Karoline Whitaker, Recording Secretary, Walters Management
Miguel Sibrian, Green Valley Landscape & Maintenance
- HOMEOWNER FORUM** There were no homeowners in attendance.
- EXECUTIVE SESSION DISCLOSURE** The Board did not adjourn to Executive Session following the 3/24/15 General Session Board meeting.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the March 24, 2015 Board meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of the March 24, 2015 Board meeting as submitted. (Mayeski/Corporales)
- TREASURER'S REPORT** In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the months ending March 2015. 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 2015 financial statements pending the annual review. (Mayeski/Corporales)
- LANDSCAPE UPDATE REBATE AREAS** Miguel Sibrian, Green Valley Landscape, was present to discuss the areas of landscaping that were removed and replanted with drought tolerant plants. The Board had concerns regarding some of these replanted areas where plant materials used appear sparse.
- There was discussion regarding the ability of these plants to mature and give a fuller appearance in the future. It was also discussed that adding additional plants would also require additional water resources which cancel the benefit of removing the turf.
- At this time, no additional plant material will be added.

LANDSCAPE FINGER AREAS

A few driveway finger areas have been upgraded with rocks. Management requested that the Board view the areas and provide feedback.

HOMEOWNER LANDSCAPE REQUEST

The Board reviewed a request from the owner of 11224 Portobelo to allow personal lawn furniture to remain in the common area landscaping in front of the unit.

The Board reviewed pictures of the area and discussed the landscaper's challenges with maintaining this area with the furniture being there.

Upon a motion duly made, seconded and carried unanimously; the Board voted to require that the homeowner remove all personal items from the common area. (Corporales/Mayeski)

METAL PAINT COLOR OPTIONS

The Board reviewed four paint color samples submitted by Varsity Painting to be used on all metal building surfaces throughout the Association.

Upon a motion duly made, seconded and carried unanimously; the Board approved Varsity Painting to complete one (1) building with "Hope Chest" as the color for the metal building surfaces. (Alexander/Corporales)

GARAGE BEAM REPAIR

The Board reviewed a proposal submitted by Restoration Systems and Consulting in the amount of \$1,279.00 to repair a garage structural beam at 11360 Portobelo #2. The beam has visible horizontal cracks.

The Board requested additional information regarding the necessity of this repair.

This item is tabled to the next meeting.

DOG LEASH SIGNAGE

The Board ^{Reviewed} two options for additional signage stating that dogs must be kept on a leash at all times.

At this time, the Board does not wish to order this signage.

ACCOUNT WRITE-OFFS

The Board reviewed the 04/27/15 Aging Report.

Upon a motion duly made, seconded, and unanimously carried; the Board of Directors voted to write off the past due balance of the following prior-owner accounts and send to collections (Mayeski/Alexander):

- Account 69112 (\$500.00)
- Account 152303 (\$279.00)
- Account 69389 (\$372.00)

BRUSH MANAGEMENT

The Board reviewed a proposal submitted by Green Valley Landscape in the amount of \$8,750.00 for weed abatement of the slope behind the property.

Upon a motion duly made, seconded and carried unanimously; the Board voted to approve the Green Valley Landscape proposal in the amount of \$8,750.00. (Mayeski/Alexander)

**RESERVE
RECOMMENDATION**

The Board reviewed a recommendation from David Lynn of Morgan Stanley Smith Barney to continue to ladder the Reserve portfolio by reducing the money market balance by making the following investments:

- \$100,000 30-month CD
 - \$100,000 36-month CD
 - \$100,000 12-month CD
 - \$100,000 36-month CD
- plus \$27,775 monthly contribution & interest to remain liquid

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the recommendation as submitted. (Mayeski/Corporales)

SECURITY CONTRACT

The Board reviewed a proposal submitted by Private Security for summer security services billed at \$980.00 per week.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the Private Security contract in the amount of \$980.00/week. (Mayeski/Molina)

**INFORMATIONAL
ITEMS**

The Board reviewed the following informational items:

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

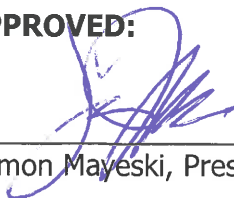
ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:



Simon Mayeski, President

5/26/15

Date



5/26/15

Carol Corporales, Secretary Date