

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
GENERAL SESSION MINUTES
APRIL 28, 2026**

- CALL TO ORDER:** Community Association Manager, Robin Bacon, called the Board of Directors meeting of the Belsera Community Association to order at 5:31p.m., via Zoom.
- BOARD MEMBERS PRESENT:** Simon Mayeski, President
Ken Schulte, Treasurer
Jeff Norton, Director
- ABSENT:** Melissa James, Vice President
Carol Corporales, Secretary
- MANAGEMENT REPRESENTATIVES:** Robin Bacon, Community Manager, Walters Management
Bailee Waid, Recording Secretary, Walters Management
- OTHERS PRESENT:** None.
- EXECUTIVE SESSION DISCLOSURE:** During the March 24, 2026, 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.
- APPROVAL OF MINUTES:** March 24, 2026, General Session Minutes
Upon a motion duly made, seconded, and carried unanimously, the Board approved the March 24, 2026, General Session Minutes as submitted.
(Mayeski/Norton)
- FINANCIAL REPORTS:** Financial Report - March 2026
Management presented the Board with the financials ending in March 2026. In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending March 2026. 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 2026 financial statements pending the annual review. **(Mayeski/Norton)**

Resolution 5380 (b)(6) – March 2026

Management presented the resolutions related to the approved Assembly Bill 2912, allowing for the payment of bills of more than \$10,000.00 (i.e., water bills, etc.) between meetings.

- Waste Management - \$13,010.40
- Green Valley - \$15,703.00.

Upon a motion duly made, seconded, and unanimously carried, the Board approved Resolutions 5380 (b)(6) for March 2026 as presented.

(Mayeski/Norton)

Collections

Management reported there were no lien actions requiring Board approval at this meeting.

Investment Recommendations

Upon a motion duly made, seconded, and unanimously carried, the Board approved purchasing the 36-month CD in the amount of \$200,000 from the current money market balance. **(Mayeski/Norton)**

ACTION ITEMS:

Draft 2026-2027 Budget

Upon a motion duly made, seconded, and unanimously carried, the Board approved a 20% assessment increase for the 2026–2027 fiscal year with Director Jeff Norton abstaining. **(Mayeski/Schulte)**

Reserve Study

Upon a motion duly made, seconded, and unanimously carried, the Board approved the draft reserve study. **(Mayeski/Schulte)**

Proposals

Upon a motion duly made, seconded, and unanimously carried, the Board ratified the following proposals **(Mayeski/Schulte)**:

- 11066 Portobelo Dr. – Concrete slab repairs in the amount of \$2,280.00
- 11066 Portobelo Dr. – Plumbing-related drywall repairs in the amount of \$3,145.00
- 11164 Portobelo Dr. – Interior repairs due to plumbing in the amount of \$1,190.00

Next Meeting

The next Regular Meeting is scheduled for May 26, 2026, at 5:30 p.m. via Zoom.

Adjourn

There being no further business to come before the Board, the meeting was adjourned to General Session at 6:49 p.m.

ATTEST:

Respectfully submitted,

Bailee Waid, Recording Secretary

APPROVE:

Simon Mayeski

5/28/2026

Board Member

Date