

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

May 1, 2012

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 p.m. by President, Ralph Kingery, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Ralph Kingery, President
Carol Corporales, Vice President
Patricia Dean, Secretary
Leslie Pembroke, Director
- ABSENT** Simon Mayeski, Treasurer
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Karoline Whitaker, Recording Secretary, Walters Management
Interested Homeowners
- HOMEOWNER FORUM** The meeting was opened for comments from homeowners. Items brought to the Board for discussion were:
- New parking rules
 - CC&R changes
 - Dog restrictions
 - Lower pool noise/pool security
 - Building lighting
- APPROVAL OF MINUTES** The Board reviewed the minutes of the March 27, 2012 Board meeting.
- Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved the Regular Session minutes from the March 27, 2012 Board meeting as amended. (Pembroke/Kingery)
- TREASURER'S REPORT** The Board reviewed the March 2012 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).
- Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved the March 2012 financials as submitted, pending audit. (Dean/Corporales)
- LIEN RESOLUTIONS** Upon a motion duly made, seconded, and unanimously carried; the Board authorized the recording of a Lien against the property of the following members to collect on delinquent assessments in accordance with the Association's Collection Policy and Civil Code requirements as outlined in the Resolution to Record Liens presented to the Board (Pembroke/Kingery):
- 69285 (\$1,117.00)
 - 69241 (\$1,747.00)

BUDGET REVIEW

The Board reviewed the proposed budget for 2012/2013 submitted by Management. The Board will continue to review the budget and submit recommendations to management.

LANDSCAPE PROPOSALS

The Board reviewed the following proposals submitted by Green Valley Landscape:

1. Removal and replacement of 3 Melaleuca trees in the amount of \$1,465.00

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the proposal in the amount of \$1,465.00. (Kingery/Dean)

2. Installation of plant material in 10 locations underneath stairs in the amount of \$2,870.00

Upon a motion duly made and seconded; the Board voted to approve the proposal at a price not to exceed \$3,500 with an increase of plant size from 5-gallon to 10-gallon. The motion carried three to one. (Kingery/Dean)

ARCHITECTURAL APPLICATIONS

The Board reviewed the following architectural application:

1. 11368-8 Portobelo – 2nd floor installation of hardwood flooring.

The Board hired an independent acoustical consultant to advise whether the proposed application would achieve Belsera's minimum IIC rating of 79. The conclusion was that the proposed plan would not achieve a minimum IIC rating of 79.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to deny the architectural application as submitted. (Dean/Pembroke)

PEST SERVICE PROPOSAL

While investigating the influx of rodent complaints, it was discovered that the bait stations are not being properly serviced. The Board reviewed a proposal submitted by Pestgon, Inc. in the amount of \$323.00/month to take over servicing the 75 bait stations and exterior pest management of ants, spiders, sowbugs, earwigs, cockroaches, and crickets.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the Pestgon, Inc. proposal of \$323.00/month. (Dean/Kingery)

RODENT INTRUSION PROPOSALS

The Board reviewed the following proposals submitted Pestgon, Inc. to block access points into the attic and walls of the following units:

1. 11294 Portobelo (\$2,461.00)
2. 11274 Portobelo (\$2,170.00)

The Board requests that Management obtain second proposals from a qualified pest control company.

HOMEOWNER REQUEST FOR WEEP SCREED REPLACEMENT

The Board reviewed correspondent ^{ance} between Management and the owner of 11356 Camino Playa Cancun #2 requesting repair of the stucco. Restoration Systems determined that the stucco is falling off due to faulty tile installation

that has covered the weep screed. Since the tiles were installed as a homeowner improvement, the subsequent repair is the homeowner's responsibility to make.

The Board requests that Management follow up with the homeowner to ensure repairs are properly made.

RESERVE RECOMMENDATION

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

\$100,000 36-month CD (1.05%)
\$100,000 14-month CD (.75%) after \$95,000 CD matures on 5/7/12
\$116,050 plus interest and \$29,053 monthly contribution to remain liquid in the money market account

Upon a motion duly made, seconded, and carried unanimously; the Board voted to accept the recommendation from Morgan Stanley Smith Barney. (Pemroke/Kingery)

INSPECTOR OF ELECTIONS

The Board reviewed the following proposals submitted for Belsera's annual meeting Inspector of Election services:

1. Ace Inspectors \$1,800.00
2. Law Offices of Richard Salpietra \$2,500.00

Upon a motion duly made and seconded; the Board voted to approve the proposal submitted by the Law Offices of Richard Salpietra in the amount of \$2,500.00. The motion carried three to one. (Pembroke/Corporales)

NEW PARKING RULES

The Board reviewed a draft of the new parking rules submitted by Management. The Board will review the draft and submit requested changes in writing to Management.

INFORMATIONAL ITEMS

The Board reviewed the following informational items:

- Action list
- Work order log
- Walkthrough Report
- Correspondence
- Map/Calendar

ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the Regular Session meeting was adjourned at 7:50 p.m and the Board entered Executive Session.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:



Ralph Kingery, President

5/22/12

Date



Patricia Dean, Secretary

5/22/12

Date