

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

May 22, 2012

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:03 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
Simon Mayeski, Treasurer
Patricia Dean, Secretary
Leslie Pembroke, Director
- ABSENT** None
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Karoline Whitaker, Recording Secretary, Walters Management
Interested Homeowners
- HOMEOWNER FORUM** There were no topics brought before the Board for discussion.
- EXECUTIVE SESSION DISCLOSURE** At the May 1, 2012 Executive Session meeting, the Board held a violation hearing and discussed a request to rescind violation fines.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the May 1, 2012 Board meeting.

Upon a motion duly made and seconded; the Board of Directors approved the Regular Session minutes from the May 1, 2012 Board meeting as corrected. The motion passed. (Kingery/Pembroke)
- TREASURER'S REPORT** The Board reviewed the April 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 April 2012 financials as submitted, pending audit. (Mayeski/Kingery)
- AGING REPORT** This item was tabled to the next meeting.
- BUDGET REVIEW & RESERVE STUDY** The Board reviewed & amended the draft budget submitted by Management.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the amended budget. (Kingery/Corporales)

The Board reviewed the reserve study submitted by Jose M. Mejares, CPA, based on the inspection report completed by Joe Ramuno, Focus Inspection Service.

Upon a motion duly made, seconded, and unanimously carried; the Board

voted to approve the reserve study as submitted. (Kingery/Dean)

Based on the reserve study analysis, Jose Mejares recommends that the Board move \$120,000 from the operating account to the reserve account.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve moving \$120,000.00 from the operating account to the reserve account. (Kingery/Mayeski)

**TAX AND AUDIT
REVIEW PROPOSAL**

The Board reviewed a proposal submitted by Jose M. Mejares, CPA, in the amount of \$865.00 for year end tax preparation and financial review.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the proposal in the amount of \$865.00. (Mayeski/Pembroke)

**CC&R AND BYLAWS
REVISION**

The Board reviewed the final drafts for the revision of the CC&Rs and Bylaws.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the drafts to be sent to the membership to vote on. (Dean/Kingery)

**TREE TRIMMING
PROPOSAL**

This item is tabled to the next meeting.

LIGHTING PROPOSALS

The Board reviewed a proposal submitted by Three Phase Electric in the amount of \$300.00 to install two sample solar address lights.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the proposal in the amount of \$300.00. (Pembroke/Mayeski)

FENCING PROPOSAL

The Board reviewed a proposal submitted by Bear Fence Co. in the amount of \$3,180.00 to replace 93 1/2' of damaged fencing with new galvanized steel fencing.

The Board would like Management to obtain a bid for aluminum fencing due to the low maintenance factor of aluminum.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve Bear Fence Co. to replace 93 1/2' of damaged fencing at a cost not to exceed \$5,000.00.

**RESERVE
RECOMMENDATION**

This item was included on the agenda in error. No action was taken.

NEW PARKING RULES

The Board discussed the verbiage for new parking rules. Leslie Pembroke will submit the final version to management for attorney review.

ARCHITECTURAL APPLICATION

The Board reviewed the following architectural application:

- 11350 Camino Playa Cancun #3 – security screen door

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the application for a security screen door as submitted. (Pembroke/Kingery)

NEW BUSINESS

Carport Painting

The Board discussed the need for painting of the upper carports. Management will obtain bids.

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 7:57 p.m and the Board entered Executive Session.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:


Ralph Kingery, President

6/26/12
Date


Patricia Dean, Secretary

6/26/12
Date