

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

May 22, 2018

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:12 p.m. by Carol Corporales, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Carol Corporales, President
Simon Mayeski, Treasurer
James Gianelli, Vice President
- MEMBERS ABSENT** Martin Molina, Secretary
Victor Gianelli, Director
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Tamara Romero, Recording Secretary, Walters Management
Interested Homeowners
- HOMEOWNER FORUM** During homeowner forum, the following topics were discussed:
- Paint Color
 - Window Washing
- EXECUTIVE SESSION DISCLOSURE** There was no Executive Session at the April 24, 2018 meeting.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the April 24, 2018 Board meeting.
- *Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of April 24, 2018 with changes.*
- FINANCIAL REPORT** In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending April 2018. 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 moved to accept the April 2018 financial statements pending the annual review.*
- MANAGEMENT REPORT:**
- LED LIGHTING:** Rod with Benesh Electric attended the meeting and discussed the next phase of LED switch out of the light polls with the potential of adding additional lighting. He also spoke on solar panels for common area lighting. Rod advised that solar panels are not feasible due to having to tear a trench in the concrete as well as the Eucalyptus trees being in the way.
- *Rod suggested the Board take a look at Liberty Station to see if they like the lights out there. He also suggested changing out the fixtures to make the lights brighter in areas where they need to be.*

**ARCHITECTURAL
APPLICATION:**

Previously unapproved ARC application for replacement windows to include grids and new contractor at 11144 Portobello.

- *The Board decided to table this application until the homeowner can attend the meeting.*

TREE TRIMMING:

Management provided the Board with a proposal from Western Tree for the annual tree trimming of the property. They would do the coral and carrot woods in June and the remaining trees in August in consideration of the bird nesting season. Cost is in the amount of \$67,030 to include 15 trees recommended for removal.

- *The Board requested Management to get two proposals, one for trimming only and one for removal only.*

**LANDSCAPE
PROPOSALS:**

1. At the first entrance, removal of dying Oleander tree and replace with a 24" box Tecoma Stans in the amount of \$650.00.

- *Upon a motion duly made, seconded and carried; the Board of Directors moved to accept proposal to remove and replace the dying Oleander tree as written.*

2. Removal and replacement of turf area by upper pool outside of gate by the volleyball court to draught tolerant plants in the amount of \$995.00.

- *The Board decided to table this issue until they can take a look at this area.*

3. Removal and replacement of turf area by 11320-5CPC with draught tolerant plants in the amount of \$625.00.

- *The Board decided to table this issue until they can take a look at this area.*

PARK DESIGN:

Tot Lot estimate with 2 play mushroom, different sizes, sand or wood chips, teeter totter and wave slide, not to exceed \$14,000.

- *Upon a motion duly made, seconded and carried; the Board of Directors moved to accept the proposal to purchase tot lot equipment, not to exceed \$14,000.*

**RULES AND
REGULATION
APPROVAL:**

The 30-day homeowner notification of proposed rule change has been satisfied. The Board needs to formally adopt the new Adoption of Pet Rules.

- *Upon a motion duly made, seconded and carried; the Board of Directors moved to accept proposal of the rule change effective July 1st, 2018.*

NEXT MEETING

The next Board of Directors Meeting is scheduled for June 26th, 2018.

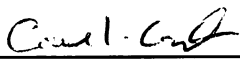
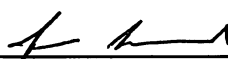
ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned to executive session at 7:18 p.m.

Respectfully submitted,

Tamara Romero, Recording Secretary

APPROVED:

	6/26/18		6/26/18
Board Member	Date	Board Member	Date