

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

May 23, 2017

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 p.m. by Carol Corporales, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Carol Corporales, President
James Gianelli, Director
Simon Mayeski, Treasurer
Victor Gianelli, Secretary
- ABSENT** Martin Molina, Vice President
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Cheryl Burger, Recording Secretary, Walters Management
Interested Homeowner
- HOMEOWNER FORUM** The meeting was opened for homeowner commentary. The following topics were discussed:
- Surveillance Camera
- EXECUTIVE SESSION DISCLOSURE** At the Executive meeting following the April 25, 2017 Session the Board discussed the following topics:
- Approval of minutes
 - CC&R Provisions
- APPROVAL OF MINUTES** The Board reviewed the minutes of the April 25, 2017 Board meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of April 25, 2017.
- TREASURER'S REPORT** In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending April 2017. 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 2017 financial statements pending the annual review.
- LANDSCAPE PROPOSAL** **Exterior Repairs-11368 Portobelo #4**
The Board reviewed and discussed an exterior repair proposal from Restoration Systems & Consulting Inc. in the amount of \$1,325.00. This proposal includes work on the rear patio, front patio, attached garage and detached garage.
- Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal in the amount of 1,325.00.
- ELECTRICAL** **LED Lighting**

PROPOSAL

Management provided the Board with a proposal from Benesh Electric in the amount of \$229,792. This proposal is to provide and install all labor material and tools required for the installation of an LED retrofit on specified lights within the Belsera community.

The Board has decided to table this proposal while Management obtains additional information and a possible time frame on the rebate program. Management was advised to obtain a cost on how much it would be to replace all LED compatible lights and the fixtures that are in need of replacement, in the carport areas only at this time.

BEES

New Bee Removal Company

A discussion was held regarding which bee company Management should be using when a hive removal is needed. Board members expressed their concerns with not killing the bees unless it is absolutely needed. AA Beekeeper, was recently contacted by a Board member and information was obtained on how the company handles the removal of hives.

The Board has advised Management to send AA Beekeeper a new vendor packet to see if they meet the vendor requirements, and also inquire on what their response time is. If AA Beekeeper does indeed meet the requirements, Management is to use them as their first choice when sending out hive removal work orders.

NEWSLETTER

Newsletter Volunteer

Homeowner, Nanna Frye, has volunteered to coordinate a newsletter for the Association.

The Board advised that as long as there is no promoting or advertising, and they are able to review the newsletter before it is finalized then they would not have a problem with Nanna writing the newsletter. The first newsletter will be available for the month of July.

ARC

Arc Appeal

Homeowner, Nanna Frye, recently submitted an architectural application for window replacement at her unit but is requesting windows without the grid pattern. Her request was denied by the Architectural Committee because they deemed her request not consistent with the scheme of the community. Nanna has asked the committee to reconsider their decision and provided them with other homes in the neighborhood who have replaced their windows without the grid pattern.

The Board has decided to table their decision until they have spoken to the HOA attorney regarding the guidelines that Management needs to follow. The Board has denied her appeal at this time until further information is obtained.

**RESERVE
RECOMMENDATION**

Morgan Stanley Reserve Recommendation

David Lynn from Morgan Stanley recommended the following for the Association's reserve account:

1. \$100,000 3 year CD after \$100k CD matures in May
2. \$100,000 3 year CD after \$100k CD matures in June
3. \$220,266 plus \$19,888 monthly contribution and interest to remain liquid in money market

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved to proceed with David Lynn's recommendation's as presented.

RESERVE ANALYSIS REPORT

Jose Mejares Reserve Analysis Report

The Board reviewed the reserve report completed by Jose Mejares for the Belsera community. The report represents a funding of 156% funded in the reserves.

Upon a motion duly made, seconded and carried unanimously; the Board approved the reserve analysis reports as submitted.

BUDGET

Draft 2016-2017 Budget

Management provided the Board with the draft 2017-2018 budget for their review. Changes were made to the budget based on the last meeting to include increases to water, insurance and repairs and maintenance with security being reduced. There is currently an excess of \$21,660.20 remaining.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the draft 2017-2018 budget as presented pending Management increases plumbing \$10k and repairs and maintenance \$10k.

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 to executive session at 7:42 p.m.

Respectfully submitted,

Cheryl Burger, Recording Secretary

APPROVED:

Carol C. C... 6/27/17
Board Member Date

J. M... 6/27/17
Board Member Date