

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

May 24, 2011

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 p.m. by Vice President, Carol Corporales, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Simon Mayeski, President
Leslie Pembroke, Treasurer
Carol Corporales, Vice President
Ralph Kingery, Secretary
Patricia Dean, Director
- ABSENT** None
- 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. There was discussion about the towing practices of Western Towing.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the April 26, 2011 Board meeting.

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors approved the Regular Session minutes from the April 26, 2011 Board meeting as submitted. (Kingery/Corporales)
- TREASURER'S REPORT** The Board reviewed the April 2011 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 2011 financials as submitted, pending audit. (Pembroke/Dean)
- AGING REPORT** The Board reviewed the Aging Report as of 5/20/11.

Upon a motion duly made, seconded, and unanimously carried; the Board authorized management to send the following account to the attorney to begin foreclosure proceedings. (Pembroke/Corporales)
- 69067 (\$2,721.50)
- RATIFICATION OF ACTION TAKEN OUTSIDE OF A MEETING** The following motion was unanimously approved by the Board via email:
1. Inspector of Elections proposal submitted by Rick Salpietra in the amount of \$2,150.00.
- Upon a motion duly made, seconded and carried unanimously, the Board voted

to ratify the action taken outside of a meeting for the approval of the Rick Salpietra proposal in the amount of \$2,150.00. (Mayeski/Kingery)

**CATHODIC
PROTECTION
DISCUSSION**

There was a discussion regarding the effectiveness of cathodic protection.

RESERVE STUDY

The Board instructed management to arrange a meeting with Jose Mejares to discuss the revised budget and reserve study.

POOL SECURITY

The Board discussed the issue of residents using the pools after closing hours. The Board reviewed proposals for various levels of pool security.

Upon a motion duly made, seconded, and carried unanimously; the Board approved the proposal submitted by Summit Security to provide Friday night through Sunday night security through the month of June at a cost of \$890.00. (Kingery/Pembroke)

The Board will revisit the issue in June to determine if security should continue through the summer months.

TREE TRIMMING

The Board reviewed a proposals submitted for the trimming of trees throughout Belsera.

Upon a motion duly made, seconded, and carried unanimously; the Board approved the proposal submitted by Western Tree in the amount of \$39,115.00. (Kingery/Pembroke)

**REIMBURSEMENT
REQUEST REVIEW**

Last month, a request was received from the owner of unit 11340-4 Portobelo Drive for reimbursement in the amount of \$360.00 for costs incurred to repair ducts that were eaten by rats in the attic. A motion was not made to approve the request and the request was subsequently denied. After review of the CC&Rs regarding duct repair, it was determined that duct repair is the responsibility of the Homeowners Association.

Upon a motion duly made, seconded, and carried unanimously; the Board voted to approve the request for reimbursement in the amount of \$360.00. (Kingery/Dean)

**INFORMATIONAL
ITEMS**

The Board reviewed the following informational items:

- Architectural Applications
- Action list
- Work order log
- Correspondence
- New Unit Listing
- Map/Calendar

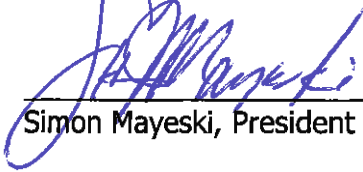
ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the Regular Session meeting was adjourned at 7:29 p.m. and the Board entered Executive Session.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:

 6/28/11

Simon Mayeski, President Date

 6/28/11

Ralph Kingery, Secretary Date