

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

May 24, 2016

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:06 p.m. by Simon Mayeski, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Simon Mayeski, President
Martin Molina, Vice President
Carol Corporales, Treasurer
Richard Thurlow, Director
Bonnie Alexander, Secretary
- ABSENT** None
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Cory Frazier, Recording Secretary, Walters Management
Interested Homeowners
- HOMEOWNER FORUM** The meeting was opened for homeowner commentary. Topics brought before the Board for discussion were:
- Air conditioner placement
 - Planting decisions by the Board
 - Responsibility for balcony maintenance
- EXECUTIVE SESSION DISCLOSURE** The Board did not adjourn to Executive Session following the 4/26/16 General Session meeting.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the April 26, 2016 Board meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of the April 26, 2016 Board meeting as presented. (Thurlow/Corporales)
- 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 2016. 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 accepted the April 2016 financial statements pending the annual review. (Mayeski/Thurlow)
- LANDSCAPE PROPOSALS**
- Proposal in the amount of \$68,542.50 to install drainage throughout the community. The proposal included removal of multiple trees.
The Board has requested a new bid based on a modified scope of work.
 - Proposal in the amount of \$950.00 for installation of 100 1-gallon honeysuckle shrubs located at the first community entrance.

Under a motion duly made, seconded and carried unanimously; the Board approved the proposal in the amount of \$950.00. (Corporales/Thurlow)

- Proposal in the amount of \$654.00 to remove and replace a dead hedge located by 11360-2 Camino Playa Cancun.

Upon a motion duly made and seconded, the Board of Directors voted to approve the proposal in the total amount of \$654.00.
(Mayeski/Molina)

- Proposal in the amount of \$352.00 to remove and replace dead plants by 11320-2 Camino Playa Cancun.

Upon a motion duly made and seconded, the Board of Directors voted to approve the proposal in the total amount of \$654.00.
(Mayeski/Corporales)

- Proposal in the amount of \$922.50 for the installation of twenty 5-gallon Mexican Feather Grass plants and irrigation by entry 4.

A motion was duly made and seconded, but failed to pass.
(Mayeski/Thurlow)

- Proposal in the amount of \$450.00 to remove a struggling Alder tree by 11216 Portobelo.

Upon a motion duly made and seconded, the Board of Directors voted to approve the proposal in the total amount of \$450.00.
(Corporales/Mayeski)

- Proposals in the amount of \$46,945.00 by Green Valley Landscaping and \$52,735.00 by Western Tree Service to for tree trimming.

Upon a motion duly made and seconded, the Board of Directors voted to approve the proposal in the total amount of \$52,735.00.
(Corporales/Mayeski)

**DRAFT BUDGET
RESERVE STUDY**

The Board reviewed a draft budget and reserve report prepared by Jose Mejares. Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to approve the budget and reserve study.
(Thurlow/Mayeski)

POOL REPAIR

Proposal in the amount of \$1,275.00 to repair the lower spa pump. Upon a motion duly made, seconded and carried unanimously; the Board of directors voted to approve the proposal in the amount of \$1,275.00. (Corporales/Thurlow)

SLAB LEAKS

The Board considered ratifying an action by written consent to repair a slab leak at 11360-7 Portobelo for \$5,486. Upon a motion duly made, seconded and carried unanimously; the Board ratified the action. (Mayeski/Corporales)

The Board considered a proposal for a cold water slab leak repair at 11292 Portobelo Drive in the amount of \$7,974.00. Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal. (Thurlow/Mayeski)

NEW BUSINESS

None

INFORMATIONAL ITEMS

The Board reviewed the following informational items:

- Action list
- Work order log
- Unit Escrow List
- Correspondence
- Map

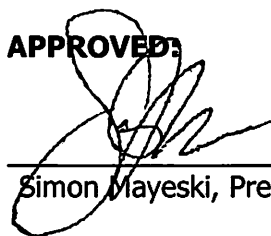
ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned to Executive Session at 7:09 p.m.

Respectfully submitted,


Cory Frazier, Recording Secretary

APPROVED:



Simon Mayeski, President

6/28/16
Date



6/28/16
Date

BONNIE ALEXANDER

Bonnie Alexander, Secretary