

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

May 25, 2010

- MEMBERS PRESENT** Simon Mayeski, President
Carol Corporales, Vice President
Leslie Pembroke, Treasurer
Ralph Kingery, Secretary
Patricia Dean, Director
- ABSENT** None
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Brittany Joseph, Recording Secretary, Walters Management
Homeowners
- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:03 p.m. by President, Simon Mayeski, at the Tierrasanta Center, 11220 Clairemont Boulevard, San Diego Ca 92124
- HOMEOWNERS FORUM** The following items were discussed during homeowners forum:
- Dog biting incident
- APPROVAL OF MINUTES** Upon a motion duly made, seconded and unanimously carried the Board of Directors approved the Regular Session minutes from the April 27, 2010 meeting, pending amendments. (Mayeski/Kingery)
- TREASURER'S REPORT** The Board reviewed the April 2010 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). A motion was duly made and carried unanimously to approve April 2010 financials as submitted pending audit. (Pembroke/ Kingery)
- AGING REPORT** The Board would like to take the following action against the listed accounts:
- 002740
Upon a motion duly made, seconded and carried unanimously, the Board would like to send account# 002740 to the attorney to serve the notice of initiation of foreclosure. (Kingery/Mayeski)
 - 033270
Upon a motion duly made, seconded and carried unanimously, the Board would like to send account# 033270 to the attorney to serve the notice of initiation of foreclosure. (Kingery/Mayeski)
 - 018050
Upon a motion duly made, seconded and carried unanimously, the Board would like to send account# 018050 to the attorney to serve the notice of

initiation of foreclosure. (Kingery/Mayeski)

RESOLUTION TO RECORD A LIEN

The Board reviewed the Resolution to Record a Lien against the following accounts:

- 137650 (\$508.50)

Upon a motion duly made, seconded and carried unanimously, the Board would like to proceed with filing the Resolution to Record a Lien against account # 137650. (Kingery/ Mayeski)

- 137620 (\$774.00)

Upon a motion duly made, seconded and carried unanimously, the Board would like to proceed with filing the Resolution to Record a Lien against account # 137620. (Kingery/ Mayeski)

RATIFICATION

The following proposals were unanimously approved by the Board via email:

1. ARS 11174 Portobelo Dr. 1/2 "single line reroute.
2. PDR 11346 #6 CPC mold remediation

Upon a motion duly made, seconded and carried unanimously, the Board voted to ratify the action taken outside of a meeting to approve the ARS and Paul Davis Restoration bid. (Kingery/ Mayeski)

CAR PORT PAINTING PROPOSAL

The following are carport painting proposals:

1. Varsity Painting \$650 (4 carport) \$430 (2 carport)
2. Primeco \$682 (4 carport) \$377 (2 carport)
3. General Coating \$350 (4 carport) \$200 (2 Carport)

This item has been tabled for further research.

PAUL DAVIS RESTORATION

Please find enclosed the following proposals for interior repairs:

1. 11368 P Dr. #8 balcony repairs \$1,794.00
2. 11288 P balcony repairs \$1,425.00. Apex \$2,894.19
3. 11380 Camino Playa Cancun #2 \$927.16

Upon a motion duly made, seconded and carried unanimously, the Board voted to approve the bid for unit 11368 Portobelo #8 and 11288 Portobelo Dr.(Kingery/ Dean)

The bid for unit 11380 Camino Playa Cancun #2 has been denied.

RESERVE STUDY

Tabled for further research.

LIGHTING

The Board reviewed the following proposals to repair the bollard at unit 11360-2 CPC:

1. 3 Phase \$850.00

2. Walters Maintenance \$650.00

Upon a motion duly made, seconded and carried unanimously, the board approved the bid from Walters Management Maintenance. (Kingery/Dean)

UTILITY DOORS

The Board reviewed the bid from Bear Fence to replace utility doors around the property, at a cost of \$1,257.00 per door.

Upon a motion duly made, seconded and carried unanimously, the Board approved the Bear Fence Bid and would like to do 5 doors at this time. (Mayeski/ Dean)

2010 AUDIT

The Board reviewed the following proposals for the 2010 audit:

1. Sonnenberg & Company \$2,700.00
2. Jose Mejares \$ under separate cover

Upon a motion duly made, seconded and carried unanimously, the Board approved the Jose Mejares Bid. (Pembroke/ Kingery)

ADJOURNMENT

The Belsera Board of Directors the meeting was temporarily adjourned at 7:08 p.m.

RE-OPENED

The meeting was re-opened for further discussion at 7:28 pm.

2010-2011 BUDGET

The Board reviewed the 2010 proposed budget. This item was tabled for more information.

ADJOURNMENT

The Belsera Board of Directors Meeting was adjourned at 8:47 pm.

Respectfully Submitted,

Brittany Joseph, Recording Secretary

APPROVED:


Simon Mayeski, President

Date

 7/20/10
Ralph Kingery, Secretary Date