

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

May 26, 2009

- MEMBERS PRESENT** Susan Leverenz, President
Simon Mayeski, Vice President
Ralph Kingery, Secretary
- MEMBERS ABSENT** Leslie Pembroke, Treasurer
Carol Corporales, Director
- OTHERS PRESENT** Michael Yadrick, Community Association Manager, Walters Management
Robin Fennell, Community Association Manager, Walters Management
Megan K. Yavel, Recording Secretary, Walters Management
Jose Mejares, CPA
Joe Ramuno, Focus Inspection Services
Interested Homeowners
- CALL TO ORDER** The Belsera Community Association Board of Directors Meeting was called to order at 6:06 PM, by Susan Leverenz, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124.
- HOMEOWNER FORUM** The homeowner with account number 030620 was present to request trimming of bushes for the carport near entrance #2, Carports 113-118. Management will arrange the bush trimming through Benchmark. Robin Fennell noted that this was looked at during today's walk through.
- The same homeowner requested that the website be more advertised.
- The homeowner with account number 133630 was present to discuss replacement of existing plant material with more drought tolerant plant material. The Board noted that Benchmark is complying with all the watering requirements from the City of San Diego and will continue to monitor the associations water usage. Further, the Board noted that Benchmark has been reviewing areas in the community that can be replaced with more drought tolerant and California native plants and at this time, most areas are doing well.
- Further discussion ensued regarding changing the irrigation heads so the sidewalks are not being watered.
- The homeowner with account number 002540 was present to answer any questions the Board may have regarding their architectural application request.
- RESERVE STUDY** Management introduced Joe Ramuno from Focus inspection services and Jose Mejares, CPA who were present to discuss the reserve study, expenditures since the last reserve study, and any plans for future

spending. Upon review of the budget, a motion was duly made and carried unanimously to approve the reserve study with amendments. (Mayeski/Leverenz)

MINUTE APPROVAL

The Board reviewed the minutes from the April 28, 2009 meeting. Upon a motion duly made, and carried unanimously the minutes from the April 28, 2009 Board meeting were approved as submitted. (Leverenz/Kingery)

TREASURER'S REPORT

The Board reviewed the April 2009 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 accept the April 2009 financials as submitted pending audit. (Leverenz/Kingery)

MANAGEMENT REPORT

Slab Leaks/Reroutes Review & Discussion: The Board reviewed information prepared by Ralph Kingery relating to Board Members questions related to pipe reroutes at Belsera. Further discussion was tabled until the June meeting.

Three Phase Proposal for Spa Timers: The Board reviewed a proposal from Three Phase Electric for installation of a time clock to turn off the spa after 11:00 PM. The total cost for work was \$1,160.00. Discussion ensued regarding changing the Rule for the hours of the pools. A motion was duly made and carried unanimously to approve the proposal with a cost not to exceed \$1800.00 to be paid from the operating account. (Kingery/Leverenz)

Management will place pool ^{hour} changes on the next meeting agenda.

Audit & Income Tax Preparation Proposals: The Board reviewed the proposals from two CPA's pertaining to the audit of the financial statements and preparation of the association's taxes for the year ending June 30, 2009. The proposals were as follows:

- Jose Mejares \$1,100.00 (one year option)
- Jose Mejares \$1,085.00 (two year option)
- Robert A. Owens \$1,200.00 (one year option)

A motion was duly made and carried unanimously to approve Jose Mejares for a one year option for a cost not to exceed \$1,100.00. (Leverenz/Mayeski)

Architectural Applications:

- **Account number 002540 – Laminate Flooring:** The Board reviewed the application and correspondence from the homeowners who were present to discuss their application. Discussion ensued regarding the sound attenuation for the living

areas that are now carpeted. Further discussion ensued regarding the impact to the neighbors below. The copy of the building plans which have not been officially been verified noted the level of sound attenuation barrier for carpet was 79 and 55 for bathrooms. A motion was duly made and carried unanimously to approve the application for the bathrooms and kitchen replacement to laminate flooring but deny the living room, hall way or dining room at this time. Once the Board acquires an official copy of the building plans and tests the sound attenuation in other units, the homeowner will be requested to resubmit their application for the living room, dining room and hallways. (Kingery/Leverenz)

Further discussion ensued regarding establishing a policy regarding sound attenuation that is reasonable for those who wish to change the flooring inside the units. The homeowner further noted that she would be interested in volunteering for a sub committee.

- **Account number 133660 – Window Retrofit:** The homeowner wasn't present to discuss their application. A motion was duly made and carried unanimously to approve with the conditions that the windows match existing in design, grid pattern, color and size. (Kingery/Mayeski)

Ratifications: A motion was duly made and carried unanimously to ratify the decision made outside of a meeting to approve slab leak repairs for the homeowners with account numbers 138620 & 138650 in the amount of \$7,596.41 to be paid from the operating account. (Leverenz/Mayeski)

A motion was duly made and carried unanimously to ratify the decision made outside of a meeting to approve the cold water slab leak repairs for the homeowner with account number 000100 in the amount of \$1,965.00 to be paid from the operating account. (Kingery/Leverenz)

A motion was duly made and carried unanimously to ratify the decision made outside of a meeting to approve the hot and cold water reroute and repairs for the homeowners with account numbers 034620 & 034630 in the amount of \$4,690.00 to be paid from the operating account. (Mayeski/Kingery)

A motion was duly made and carried unanimously to ratify the decision made outside of a meeting to approve the proposal from Three Phase for lighting repairs throughout the community in the amount of \$2,000.00 to be paid from the operating account. (Leverenz/Kingery)

Delinquencies: A motion was duly made and carried unanimously to record a lien against the homeowner with account number 138620. (Leverenz/Mayeski)

A motion was duly made and carried unanimously to record a lien against the homeowner with account number 135040. (Leverenz/Mayeski)

A motion was duly made and carried unanimously to record a lien against the homeowner with account number 033270. (Leverenz/Mayeski)

A motion was duly made and carried unanimously to record a lien against the homeowner with account number 018050. (Leverenz/Mayeski)

A motion was duly made and carried unanimously to record a lien against the homeowner with account number 002941. (Leverenz/Mayeski)

Budget: Michael Yadrick reviewed the proposed budget for the July 1 2009 – June 30, 2010 fiscal year. Upon review of the budget, a motion was duly made and carried unanimously to approve the budget with no increase in assessments and agreed upon amendments. (Mayeski/Leverenz)

INFORMATIONAL ITEMS

Michael Yadrick presented the Board with the following documents for informational purposes. No action is required.

- Action Item List of 04/28/09
- Maintenance Log of 04/24/09 – 05/19/09
- Drive Through Notes of 04/28/09
- Unit Listing – by address (04/24/09 – 05/18/09)
- Property Information and Map

NEXT MEETING DATE

The next Board of Directors meeting will be held on Tuesday, June 23, 2009 at the Tierrasanta Recreation Center 11220 Clairemont Mesa Boulevard, San Diego, CA 92124 at 6:00 PM.

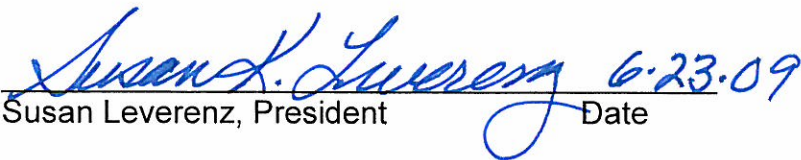
ADJOURNMENT


There being no further business before the Board of Directors, the meeting was adjourned to executive session to discuss hearings and litigation matters at 8:02 PM.

Respectfully Submitted,

Megan K. Yavel
Recording Secretary, Walters Management

APPROVED:


Susan Leverenz, President Date 6.23.09


Ralph Kingery, Secretary Date 6/23/09