

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

May 26, 2015

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:02 p.m. by Simon Mayeski, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Simon Mayeski, President
Ralph Kingery, Treasurer
Carol Corporales, Secretary
Bonnie Alexander, Director
- ABSENT** Martin Molina, Vice President
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Karoline Whitaker, Recording Secretary, Walters Management
Interested Homeowner
- HOMEOWNER FORUM** The meeting was opened for homeowner commentary. There were no topics brought before the Board for discussion.
- EXECUTIVE SESSION DISCLOSURE** The Board did not adjourn to Executive Session following the 4/28/15 General Session Board meeting.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the April 28, 2015 Board meeting.

Upon a motion duly made and seconded; the Board of Directors approved the General Session minutes of the April 28, 2015 Board meeting as submitted. The motion passed. (Alexander/Corporales)
- TREASURER'S REPORT** In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the months ending April 2015. 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 2015 financial statements pending the annual review. (Kingery/Alexander)
- GARAGE BEAM REPAIR** The Board reviewed a proposal submitted by Restoration Systems and Consulting in the amount of \$1,279.00 to repair a garage structural beam at 11360 Portobelo #2. The beam has visible horizontal cracks. Additional information requested by the Board indicated that the repair is necessary due to the structural integrity of the beam being compromised.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to approve the proposal in the amount of \$1,279.00. (Kingery/Alexander)
- HOMEOWNER REQUEST FOR PARKING** The Board reviewed a request for an additional parking permit to accommodate a disabled tenant. This item was tabled from the March meeting awaiting

VARIANCE

additional information from the homeowner. The Board reviewed the owner's follow up correspondence and offered a one-month parking permit.

Upon a motion duly made, seconded and carried unanimously; the Board approved issuing this unit a 2nd parking permit for 30 days.
(Corporales/Kingery)

RESERVE STUDY

The Board reviewed the Reserve Study & Inspection Report dated 05/04/15 submitted by Jose M. Mejares, CPA. The study indicates that the Association is 150% funded.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the Reserve Study & Inspection Report to be sent to the membership. (Kingery/Mayeski)

**METAL PAINT COLOR
OPTIONS**

Varsity Painting has painted a sample of the chosen railing color, "Hope Chest", for Board approval to proceed with all metal surfaces throughout the Association. Ralph Kingery & Carol Corporales have not had the opportunity to review.

Upon a motion duly made, seconded and carried unanimously; the Board voted to approve the sample painting and proceed with painting all metal surfaces on the condition that Ralph Kingery & Carol Corporales also agree to the color after their review of the sample. (Alexander/Kingery)

BUDGET 2015/2016

The Board reviewed the draft 2015/2016 budget. Current reserve funding of 150% can allow for a decrease in the monthly assessments.

Upon a motion duly made and seconded, the Board voted to approve the 2015/2016 budget with a decrease in monthly assessments to \$294.00 to be sent to the membership. (Alexander/Kingery)

ANNUAL ELECTION

The Board reviewed a proposal submitted by The Law Offices of Richard Salpietra in the amount of \$2,500.00 to perform inspector of election services for the June 23, 2015 Annual Meeting.

Upon a motion duly made, seconded and unanimously carried; the Board voted to approve the proposal in the amount of \$2,500.00. (Corporales/Kingery)

PAVING PROPOSAL

The Board reviewed a proposal in the amount of \$2,016.00 submitted by Eagle Paving for the repair of asphalt at 11252 Portobelo that was damaged by the City during a pipe repair. There is no recourse for the Association to recoup this cost from the City.

Upon a motion duly made, seconded, and unanimously carried; the Board of Directors voted to approve the proposal in the amount of \$2,016.00.
(Kingery/Mayeski)

RODENT EXCLUSION

The Board reviewed a proposal submitted by Pestgon in the amount of \$3,524.00 to seal rodent access points at 11366 Camino Playa Cancun #5 & #8.

Upon a motion duly made, seconded and carried unanimously; the Board voted to approve the Pestgon proposal in the amount of \$3,524.00. (Mayeski/Alexander)

INFORMATIONAL ITEMS

The Board reviewed the following informational items:

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

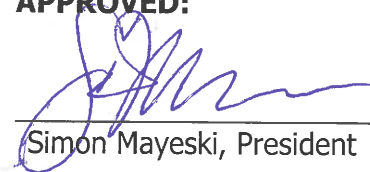
ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned at 7:12 p.m. and the Board entered Executive Session.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:



Simon Mayeski, President

6/23/15

Date



Carol Corporales, Secretary Date