

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
GENERAL SESSION MINUTES
MAY 26, 2026**

CALL TO ORDER: Community Association Manager, Robin Bacon, called the Board of Directors meeting of the Belsera Community Association to order at 5:30p.m., via Zoom.

BOARD MEMBERS PRESENT: Simon Mayeski, President
Ken Schulte, Treasurer
Jeff Norton, Director
Carol Corporales, Secretary

ABSENT: None.

MANAGEMENT REPRESENTATIVES: Robin Bacon, Community Manager, Walters Management
Bailee Waid, Recording Secretary, Walters Management

OTHERS PRESENT: None.

EXECUTIVE SESSION DISCLOSURE: During the April 28, 2026, Executive Session meeting, the following items were discussed:

- Minutes
- Collections
- Legal
- Owner Requests

HOMEOWNER FORUM: Homeowner Forum
A time was provided for homeowners in attendance to share any questions, comments, or concerns. Topics for discussion included:

- Concerns regarding paper receipt preferences for this statement messages.
- Concerns regarding Waste Management collecting trash and organics in the same truck.
- Concerns with landscaper's leaf blowing.
- Questions on when the fire insurance policy will be renewed.
- Questions regarding the current vacancy on the Board.

APPROVAL OF MINUTES: April 28, 2026, General Session Minutes
Upon a motion duly made and seconded, the Board unanimously approved the April 28, 2026, General Session Minutes, subject to an amendment to the motion under the Draft 2026-2027 Budget reflecting that Jeff Norton abstained from the vote. **(Mayeski/Schulte)**

FINANCIAL REPORTS: Financial Report - April 2026

Management presented the Board with the financials ending in April 2026. In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending April 2026. Based on this review, the Association is in compliance with Civil Code requirements. Upon motion duly made, seconded, and carried unanimously, the Board accepted the April 2026 financial statements pending the annual review. **(Norton/Mayeski)**

Resolution 5380 (b)(6) - April 2026

Management presented the resolutions related to the approved Assembly Bill 2912, allowing for the payment of bills of more than \$10,000.00 (i.e., water bills, etc.) between meetings.

- Waste Management - \$13,010.40
- Green Valley - \$15,703.00.
- Belsera Reserves - \$36,000

Upon a motion duly made, seconded, and unanimously carried, the Board approved Resolutions 5380 (b)(6) for April 2026 as presented. **(Schulte/Corporales)**

Collections

Management reported there were no lien actions requiring Board approval at this meeting.

Investment Recommendations

Upon a motion duly made, seconded, and unanimously carried, the Board approved switching reservists to Merrill Lynch. **(Corporales/Schulte)**

ACTION ITEMS:

Proposals to Ratify

Upon a motion duly made, seconded, and unanimously carried, the Board ratified the following proposals **(Mayeski/Corporales)**:

- 11306 CPC #4 testing in the amount of \$651.00
- Restoration Systems drywall repair 11206-8 CPC in the amount of \$560.00
- Pacific Backflow—Backflow repairs in the amount of \$939.28
- Miramar Fire extinguisher inspection in the amount of \$910.00
- Restoration Systems drywall 11248 Portobelo in the amount of \$1,785.00.
- 11306-7 CPC—Drywall Repairs in the amount of \$1,980.00.

