

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

May 27, 2014

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 p.m. by President, Leslie Pembroke, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Leslie Pembroke, President
Simon Mayeski, Vice President
Patricia Dean, Secretary
Lisa Lehr, Director
- ABSENT** Ralph Kingery, Treasurer
- 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 comments. No topics were brought before the Board for discussion.
- EXECUTIVE SESSION DISCLOSURE** The Board did not adjourn to Executive Session following the April 22, 2014 Regular Session meeting.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the April 22, 2014 Board meeting.

Upon a motion duly made, seconded and unanimously carried; the Board of Directors approved the Regular Session minutes of the April 22, 2014 Board meeting as submitted. (Dean/Lehr)
- 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 2014. 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 2014 financial statements pending the annual review. (Pembroke/Dean)
- AGING REPORT** No action was needed.
- RESERVE STUDY** The Board reviewed the Reserve Study dated 05/09/14 submitted by Jose M. Mejares, CPA. The study indicates that the Association is 123% funded.

There was discussion regarding excess funding and whether or not monthly assessments could be lowered in response. It was determined that the excess funding is only applicable to this year's study and in the near future as major repair expenditures are made, the level of funding will be lower.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the reserve study to be sent to the membership.

(Pembroke/Mayeski)

**WASTE MANAGEMENT
CONTRACT REVIEW**

The Board reviewed correspondence from Walters Management regarding an offer for contract negotiation services to be provided by Refuse Specialists. The contract would provide a minimum 10% savings to be split 50/50 between the Association and Refuse Specialists.

Upon a motion duly made, seconded, and carried unanimously; the Board voted to approve the contract as written. (Lehr/Mayeski)

**TENANT
REGISTRATION FORM**

The Board reviewed language for the cover letter that will be sent to the membership announcing the implementation of a Tenant Registration system to be managed by Walters Management.

The Board will make final changes to the form and cover letter to be voted upon at the next Board meeting.

**RATIFICATION OF
ACTION TAKEN**

The following motion was approved by a Board majority via email:

- Slab leak repair - hot water reroute in the amount of \$4,490.00 by ARS Plumbing for unit 11310 Camino Playa Cancun #2.

Upon a motion duly made, seconded and carried unanimously; the Board voted to ratify the action taken outside of a meeting for approval of the slab leak in the amount of \$4,490.00. (Pembroke/Dean)

**2014/2015 DRAFT
BUDGET**

The Board reviewed the draft 2014/2015 budget. Final changes to the line items for water and security were made.

Upon a motion duly made, seconded and carried unanimously; the Board voted to approve the 2014/2015 budget to be sent to the membership. (Mayeski/Lehr)

**INFORMATIONAL
ITEMS**

The Board reviewed the following informational items:

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

ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the Regular Session meeting was adjourned at 6:46 p.m.

