

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
May 27, 2025**

CALL TO ORDER:	Community Association Manager, Michelle Monahan, called the Board of Directors meeting of the Belsera Community Association to order at 5:31 p.m., via Zoom.
BOARD MEMBERS PRESENT:	Simon Mayeski, Vice President Carol Corporales, Secretary Mary Bot Norton, Director Melissa James, Treasurer
ABSENT:	Ken Schulte, President
MANAGEMENT REPRESENTATIVES:	Michelle Monahan, Community Manager, Walters Management Josue Sanchez, Recording Secretary, Walters Management
OTHERS PRESENT:	Ten homeowners present. Marie, Gary, Sarah B, Barbara, Coral, Matt, Kim, Sarah, Anun and additional anonymous attendees
EXECUTIVE SESSION DISCLOSURE:	During the April 22, 2025, Executive Session meeting, the following items were discussed: <ul style="list-style-type: none">• Minutes• Collections• Legal• Owner Requests
HOMEOWNER FORUM:	<u>Homeowner Forum</u> A time was provided for homeowners in attendance to share any questions, comments, or concerns. Topics discussed: <ul style="list-style-type: none">• Kim requested the Board consider updating the CC&Rs to support Fannie Mae and conventional loan approval.• Marie asked the Board to address a flooring issue at Unit 11246.
APPROVAL OF MINUTES:	<u>April 22, 2025, General Session Minutes</u> Management provided the Board of Directors with the draft General Session minutes of the April 22, 2025, General Session Meeting. Upon a motion duly made, seconded, and carried unanimously, the Board approved the April 22, 2025, General Session Minutes as submitted. (Mayeski/Bot Norton)

FINANCIAL REPORTS: Financial Report – April 2025

Management presented the Board with the financials ending in April 2025.

In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending January 2025. 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 2025 financial statements pending the annual review. (Corporales/Mayeski)

Resolution 5380 (b) (6) – April 2025

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

Upon a motion duly made, seconded, and unanimously carried, the Board approved Resolutions 5380 (b) (6) for April 2025 as presented. (Mayeski/Corporales)

- Waste Management – \$12,510.00
- Reserve Contributions - \$27,662.00
- Paid Reserves for Insurance Loan - \$32,000.00

Collections

None at this time. Management noted that the account in question has been made current through sale in escrow.

ACTION ITEMS:

Restoration Systems Balcony Proposal:

The Board reviewed a proposal in the amount of \$6,140.00 for balcony repairs. Upon a motion duly made, seconded, and carried unanimously, the Board approved the proposal. (Mayeski/Corporales)

Brush Management Proposal:

Green Valley Landscape submitted a proposal for \$17,220.00 for HOA-only brush maintenance.

Upon a motion duly made, seconded, and carried unanimously, the Board approved the brush management proposal. (Corporales/James).

Draft Reserve Study

Management provided the Board with the draft reserve study prepared by Brian McCaffery.

Upon a motion duly made, seconded, and carried unanimously, the Board approved the reserve study. (Corporales/Mayeski)

Draft 2025-2026 Budget

Several draft budgets were presented to the Board with assessment increases. The Board reviewed a final draft incorporating insurance adjustments.

Upon a motion duly made, seconded, and carried unanimously, the Board approved the revised budget draft 7 with the final increase to 500 a month along with the management increase of 5%. (Corporales/Mayeski)

Electric Grills:

Following homeowner inquiry, the Board discussed the use of electric grills.

**HOMEOWNER
REQUEST/CONCERS:**

Upon a motion duly made, seconded, and carried unanimously, the Board denied the use of electric grills. (Mayeski/Corporales)

An owner submitted a request regarding unit financing and the current issues regarding lending. The Board reviewed and there was no further action.

Next Meeting

The next Regular Meeting is scheduled for June 24, 2025, at 5:30 p.m. via Zoom.

Adjourn

There being no further business to come before the Board, the meeting was adjourned to Executive Session at 6:12 p.m.

ATTEST:

Respectfully submitted,

Josue Sanchez, Recording Secretary

APPROVE:



Board Member

06/25/2025

Date