

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

June 23, 2009

- MEMBERS PRESENT** Susan Leverenz, President
Simon Mayeski, Vice President
Leslie Pembroke, Treasurer
Ralph Kingery, Secretary
Carol Corporales, Director
- OTHERS PRESENT** Michael Yadrick, Community Association Manager, Walters Management
Robin Fennell, Community Association Manager, Walters Management
Sarah Gilman, Recording Secretary, Walters Management
Jerry Letellier, Benchmark
- CALL TO ORDER** The Belsera Community Association Board of Directors Meeting was called to order at 6:00PM, by Susan Leverenz, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124.
- HOMEOWNER FORUM** The following items were brought to the Board's attention and/or briefly discussed:
- Landscaping issues within the community
 - Financial status of the Association
 - Ad Hoc Committee for wood/laminate flooring
 - Management communication
- PRESENTATION** Jerry Letellier of Benchmark was present to discuss landscaping issues. Jerry requested direction from the Board regarding the bare turf areas and gave such options as reducing the turf area and installing drought resistant plants or installing synthetic turf. Benchmark will meet with Board members on Tuesday, June 30th, for direction on plant trimming.
- The Board would like to form a task force to help with landscaping issues which will be comprised of people willing to do the background investigation and who can come to the Board meetings.
- The Board requested Management to put a notice in the next billing statements that homeowners are not authorized to contact or give direction to the landscapers.
- MINUTE APPROVAL** The Board reviewed the minutes from the May 26, 2009 meeting. Upon a motion duly made, and carried unanimously the minutes from the May 26, 2009 Board meeting were approved as submitted. (Kingery/Mayeski)
- TREASURER'S REPORT** The Board reviewed the May 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 May 2009 financials as submitted pending audit. (Pembroke/Kingery)

MANAGEMENT REPORT Upper Pool Heater Replacement

Management provided the Board with three proposals to replace the upper pool heater. Upon a motion duly made, seconded and carried unanimously, the Board approved the proposal from Aqua Pool at a cost of \$2988, with the condition that there must be a warranty of a minimum of one year. (Leverenz/Mayeski)

Swale Repair

Management provided the Board with two bids to replace the swale next to 11032 Portobelo Rd. Upon a motion duly made, seconded and carried unanimously, the Board denied both proposals. (Pembroke/Leverenz)

Three Phase Electric Proposals

Management provided a proposal from Three Phase Electric for lighting repairs at their recent light inspection. Upon a motion duly made, seconded and carried unanimously, the Board approved the proposal at a limit of \$800. (Leverenz/Mayeski)

Pool Resurfacing Proposals

Management inquired as to whether to move forward to rebid on replastering the pool. The topic was tabled until November.

ARC Application:11320-3 Portobelo Dr.

The Board reviewed the application for hardwood flooring and a closet extension. Upon a motion duly made, seconded and carried unanimously, the Board denied the application pending further research by the Board regarding sound attenuation. (Kingery/Mayeski)

Ratification of Gate Valve Replacement

Management provided the Board with the proposal from A-1 Prestige Plumbing to replace broken gate valve at a cost of \$1380 which was previously approved via unanimous written consent. Upon a motion duly made, seconded and carried unanimously, the Board ratified approval of the proposal. (Kingery/Mayeski)

Aging Report:Delinquencies

A motion was duly made, seconded and carried unanimously to record a lien against the homeowner with account number 137010. (Pembroke/Leverenz)

A motion was duly made, seconded and carried unanimously to record a lien against the homeowner with account number 137620. (Pembroke/Mayeski)

**INFORMATIONAL
ITEMS**

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

- Action Item List of 5/26/09
- Maintenance Log of 5/20/09-6/16/09
- Drive Through Notes of 5/26/09
- Top Notch Notes from 5/26/09
- Unit Listing – by address 4/01/09-6/16/09
- Property Information and Map

NEW/OLD BUSINESS

Correspondence
Informational only

Pool Hours
There will be no change in pool hours.

Ad Hoc Committee
Tabled until next meeting.

NEXT MEETING DATE

The next Board of Directors meeting will be held on Tuesday, July 21, 2009 at the Tierrasanta Recreation Center 11220 Clairemont Mesa Boulevard, San Diego, CA 92124 at 6:00 PM.

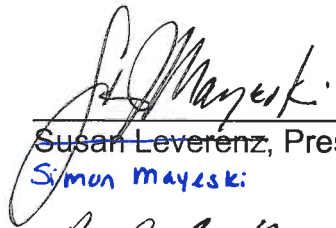
ADJOURNMENT

There being no further business before the Board of Directors, the meeting was adjourned at 7:35 PM.

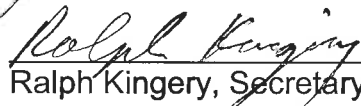
Respectfully Submitted,

Sarah Gilman
Recording Secretary, Walters Management

APPROVED:



Susan Leverenz, President Date 7/22/09
Simon Mayeski



Ralph Kingery, Secretary Date 7/22/09