

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

June 23, 2015

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:04 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
Kim Erlenwein, Varsity Painting
Interested Homeowners
- HOMEOWNER FORUM** The meeting was opened for homeowner commentary. Topics brought before the Board for discussion were:
- Dogs off leash
 - A/C installation at 11156 Portobelo
- EXECUTIVE SESSION DISCLOSURE** During the 05/26/15 Executive Session Board meeting, the Board approved prior meeting minutes and held a violation hearing.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the May 26, 2015 Board meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of the May 26, 2015 Board meeting as submitted. (Kingery/Mayeski)
- 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 May 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 May 2015 financial statements pending the annual review. (Kingery/Mayeski)
- PAINT COLOR FOR METAL RAILINGS** After viewing the color selection that was tentatively approved at the 5/26/15 Board meeting, the color selection was subsequently not approved. Kimberly Erlenwein, Varsity Painting, was present to discuss additional color options for the metal surfaces of all buildings. After viewing the paint samples, the Board decided to stay with the color that was tentatively approved at the prior meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board voted to proceed with painting all metal surfaces in the color of "Hope Chest."

(Kingery/Alexander)

**ACTION BY WRITTEN
CONSENT**

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

- ARS Proposal to perform a spot repair on 4" ABS main sewer line at 11380 Camino Playa Cancun in the amount of \$2,973.00

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 ARS proposal in the amount of \$2,973.00. (Kingery/Mayeski)

**HOMEOWNER REQUEST
FOR PARKING
VARIANCE**

The Board reviewed a request for an additional parking permit with unlimited usage to accommodate parking for in-home caregivers. The Board discussed the circumstances and current parking spaces assigned to the unit.

Upon a motion duly made, seconded and carried unanimously; the Board approved issuing this unit a 2nd parking permit for 15 days. (Corporales/Mayeski)

**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 6:52 p.m. and the Board entered Executive Session.


Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:


Simon Mayeski, President

7/25/15
Date


Carol Corporales, Secretary

7/28/15
Date

Bonnie Alexander