

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
GENERAL SESSION MINUTES
JUNE 23, 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 (6:10 PM)
Jeff Norton, Director
Carol Corporales, Secretary

ABSENT: None.

MANAGEMENT REPRESENTATIVES: Robin Bacon, Community Manager, Walters Management
Bailee Waid, Recording Secretary, Walters Management
(25) Homeowners in attendance

OTHERS PRESENT: None.

EXECUTIVE SESSION DISCLOSURE: During the May 26, 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 Martin Plumbing costs and having bad experiences with Drew Martin.
- Questions pertaining to the liability insurance for 2026-2027.
- Concerns regarding cockroaches in common areas.
- Concerns regarding assessment increase.
- Concerns regarding water run-off in common areas.

APPROVAL OF MINUTES: **May 26, 2026, General Session Minutes**
Upon a motion duly made and seconded, the Board unanimously approved the May 26, 2026, General Session Minutes. **(Norton/Mayeski)**

FINANCIAL REPORTS:

Financial Report – May 2026

Management presented the Board with the financials ending in May 2026. In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending May 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 May 2026 financial statements pending the annual review. **(Norton/Mayeski)**

Resolution 5380 (b)(6) – May 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 May 2026 as presented. **(Schulte/Corporales)**

Collections

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

Investment Recommendations

No action.

ACTION ITEMS:

Proposals to Ratify

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

- 11306 CPC #4 drywall repairs from Restoration Systems in the amount of \$1,890.00
- 11306 CPC #4 concrete slab repairs in the amount of \$1,280.00.
- 11306 CPC #4 mold remediation test \$550.00.

Landscape Proposals

- A. Upon a motion duly made, seconded, and unanimously carried, the Board approved Western Tree for palm pruning only and Oak Valley for broad leaf tree trimming only. **(Mayeski/Norton)**

Insurance Renewal

Upon a motion duly made, seconded, and unanimously carried, the Board approved the \$35 million insurance coverage limit with Merrill Lynch.
(Mayeski/Norton)

Repair Proposals

- a. The Board reviewed the three bids from Rayco, Restoration and MC Construction and directed management to coordinate a meeting with Restoration and Rayco with Jeff.
- b. Upon a motion duly made, seconded, and unanimously carried, the Board approved modifying the Waste Management contract from 13,682.76 to 11,524.76 due to maintaining only 30 organic carts instead of servicing all units monthly.
- c. Upon a motion duly made, seconded, and unanimously carried, the Board motioned to approve the heater repairs at the lower spa in the amount of \$5,647. **(Mayeski/Schulte)**

Pavement Scope of Work

The Board reviewed the scope of work for pavement repairs by Eagle Paving and tabled this item to be discussed in March of 2027.

Next Meeting

The next Regular Meeting is scheduled for July 28, 2026, at 5:30 p.m. via Zoom.

Adjourn

There being no further business to come before the Board, the meeting was adjourned to General Session at 6:57 p.m.

ATTEST:

Respectfully submitted,

Bailee Waid, Recording Secretary

APPROVE:

Simon Mayeski

08/03/2026

Board Member

Date