

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

June 24, 2008

MEMBERS PRESENT

Susan Leverenz, President
Simon Mayeski, Vice President
Leslie Pembroke, Treasurer
Anne Hoffman, Secretary
Carol Corporales, Director

OTHERS PRESENT

Michael Yadrick, Community Association Manager, Walters Management
Megan K. Yavel, Recording Secretary, Walters Management
Interested Homeowners

CALL TO ORDER

The Belsera Community Association Board of Directors Meeting was called to order at 6:07 PM, by Susan Leverenz, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124.

HOMEOWNER FORUM

The homeowner with account number 130620 presented questions regarding the website and when it would be updated. Simon Mayeski stated that he is the new webmaster and will be updating the site shortly.

The same homeowner further discussed the landscaping issues that have arisen. Management will ensure that the new landscape supervisor is shown the property and ask that all problem areas be attended to.

The homeowner with account number 131620 had a question about the budget for 2008/2009 and whether or not a professional completed the budget and noted there is no signature. Michael Yadrick stated that the Board approved and created the current budget.

The same homeowner also raised some questions pertaining to the reserve study and the budget. Michael Yadrick explained the difference between the two and further explained the difference between an accounting update for the full onsite inspection for the reserve study. Mr. Yadrick further noted that the reserve study would be mailed to the membership once it is completed by the auditor, Jose Mejares.

The homeowner with account number 000160 requested information on brush management in certain areas throughout the community, specifically behind some carports. The Board and Management discussed the fact that Treebeard is working on brush management but will need to come out and ensure that the area is properly maintained.

MINUTE APPROVAL

The Board reviewed the minutes from the May 27, 2008 meeting. Upon a motion duly made, and carried unanimously the minutes from the May 27, 2008 Board meeting were approved as submitted. (Leverenz/Hoffman)

TREASURER'S REPORT

The Board reviewed the May 2008 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).

Leslie Pembroke discussed the budget with the Board and noted the large delinquent accounts for the Board's information. Management will be providing the Board with a status report from Wasserman and Kornheiser by the end of the week.

Discussion ensued regarding the foreclosure. A motion was duly made and carried unanimously to approve the authorization for court action against the homeowner with account number 137620. (Pembroke/Leverenz)

A motion was duly made and carried unanimously to hire an investigator and proceed with court action against the homeowner with account number 026859. (Pembroke/Leverenz)

Discussion ensued regarding prior owner account balances. The collection activity will be forwarded to the Board by Management by the end of a week. Further discussion ensued regarding activities on accounts that are not collected upon.

A motion was duly made to proceed with using Epstein Grinnell & Howell as the association's collection services. (Pembroke/Mayeski)

Discussion ensued regarding the collection services Epstein Grinnell and Howell and the New Dawn Lawsuit and the attorney's not collecting sufficient funds from New Dawn. Further discussion ensued regarding whether or not Epstein Grinnell and Howell would do a better job on collecting past due accounts. Further discussions were tabled and the motion failed.

Leslie Pembroke noted that the interest rate did drop down to 6.25% and a recommendation was made to pay off the loan with the special assessment funds. A motion was duly made and carried unanimously to approve paying off the loan with the funds from the special assessment account. (Pembroke/Leverenz)

A motion was duly made and carried unanimously to accept the May 2008 financials as submitted pending audit. (Pembroke/Hoffman)

MANAGEMENT REPORT Stucco Repair: The Board reviewed a proposal from Paul Davis Restoration to repair stucco damage above the window caused by a flashing problem. The cost for repairs was \$936.64. Discussion ensued regarding the issues addressed by the homeowner. A motion was duly made and carried unanimously to approve the stucco repairs for the homeowner with account number 138620 for a cost of \$936.64. (Leverenz/Mayeski)

Deck Repairs: The Board reviewed a proposal from Paul Davis Restoration to repair a balcony that is heavily dry rotted. The total cost for repairs was \$8086.70. Carol Corporales requested for additional proposals for a job of this size. Further discussion ensued regarding maintenance responsibility of this item and who should pay for this item. Management will obtain additional proposals for the work to be completed. Further discussions were tabled.

Ratification for Action Taken Outside of a Meeting:

- A motion was duly made and carried unanimously to ratify the decision made outside of a meeting to approve the installation of an air conditioner unit for the homeowner with account number 130640. (Hoffman/Corporales)
- A motion was duly made and carried unanimously to ratify the decision made outside of a meeting to approve the proposal from ARS for \$6,738.00 for a water re-pipe for the homeowner with account number 134080. (Mayeski/Corporales)

Aging Report: The Board reviewed the aging report summary as of May 21, 2008. There was one resolution for the Board's review and approval.

- A motion was duly made and carried unanimously to approve the resolution to record a lien against the homeowner with account number 018050. (Pembroke/Corporales)

Correspondence:

- **Item 8:** Discussion ensued regarding the condition of the current asphalt. This needs to be reviewed as soon as possible. Management will review as soon as possible and determine if a liability exists.

- **Item 11:** Discussion ensued regarding the windows in the garage door. Management will follow up with a letter requesting the windows be removed.
- **Item 13:** The Board discussed the patio lights and directed Management to discontinue sending letters of this nature until the topic can be addressed at the next meeting.
- **Item 28:** The Board reviewed correspondence from the homeowner with account number 135010 requesting the waiving of late fees totaling \$328.00. Discussion ensued regarding the letter that was supposedly sent/received and Susan will check the August financials for further information. Further discussions were tabled.

INFORMATIONAL ITEMS

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

- Action Item List of 05/27/08
- Maintenance Log of 05/01/08 – 06/19/08
- Drive Through Notes of 06/17/08
- Unit Listing – by address (04/18/08 – 06/18/08)
- Property Information and Map

NEXT MEETING DATE

The next Board of Directors meeting will be held on Tuesday, July 22, 2008, at the Tierrasanta Recreation Center 11220 Clairemont Mesa Boulevard, San Diego, CA 92124 at 6:00 PM.



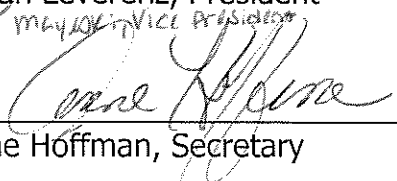
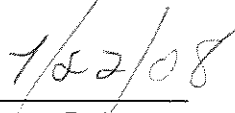
ADJOURNMENT

There being no further business before the Board of Directors, the meeting was adjourned to executive session to discuss hearings at 7:44 PM.

Respectfully Submitted,

Megan K. Yavel
Recording Secretary, Walters Management

APPROVED:

 _____ Susan Leverenz, President	 _____ Date
 _____ Anne Hoffman, Secretary	 _____ Date