

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

**June 24, 2014**

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 p.m. by Vice President, Simon Mayeski, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Simon Mayeski, Vice President  
Patricia Dean, Secretary  
Ralph Kingery, Treasurer  
Lisa Lehr, Director
- ABSENT** None
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management  
Karoline Whitaker, Recording Secretary, Walters Management  
Interested Homeowners
- HOMEOWNER FORUM** The meeting was opened for homeowner comments. The topic brought before the Board for discussion was clarification of the satellite dish policy.
- EXECUTIVE SESSION DISCLOSURE** At the May 27, 2014 Executive Session meeting, the Board discussed legal issues associated with managing the association.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the May 27, 2014 Board meeting.  
  
Upon a motion duly made and seconded the Board of Directors approved the Regular Session minutes of the May 27, 2014 Board meeting as submitted. The motion passed. (Lehr/Dean)
- TREASURER'S REPORT** In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending May 2014. 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 2014 financial statements pending the annual review. (Dean/Mayeski)
- TRANSFER OF FUNDS** Management advised that there are excess funds in the Operating Account and recommended transferring \$200,000.00 from the Operating Account to the Reserve account to stay within the \$250,000 limit for FDIC insurance.  
  
Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved transferring \$200,000.00 from the Operating Account to the Reserve Account. (Mayeski/Lehr)
- AGING REPORT** The Aging report as of 6/24/14 was reviewed.  
  
Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to approve an asset search on delinquent prior-owner account

69178 for an amount not to exceed \$300.00. (Dean/Kingery)

### **TREE TRIMMING PROPOSALS**

The Board reviewed the following proposals for tree trimming services throughout the Association:

- Green Valley Landscape in the amount of \$35,327.00
- Western Tree Service in the amount of \$42,925.00

Upon a motion duly made and seconded the Board of Directors voted to approve the Green Valley Landscape proposal in the amount of \$35,327.00 for tree trimming to begin mid-July. The Board requests that all palm trees are to be done last. The motion passed. (Lehr/Dean)

### **BALCONY REPAIR**

The Board reviewed a proposal submitted by Restoration Systems & Consulting in the amount of \$1,685.00 for the repair of the balcony substrate due to dry rot and resealing of the balcony surface.

Upon a motion duly made, seconded, and carried unanimously; the Board voted to approve the proposal in the amount of \$1,685.00. (Lehr/Kingery)

### **TENANT REGISTRATION FORM**

This item is tabled to the next meeting.

### **LANDSCAPE PROPOSAL**

The Board reviewed a proposal submitted by Green Valley Landscape requesting approval to remove the grass located in 3 Portobelo areas that are difficult to access for mowing. The Board agreed that area 1, near 11046, is relatively small and most likely does not receive much use from residents. Area 2, near unit 11210, is a larger area and receives moderate use from residents. Area 3, near 11368, is also a larger area. Its usage is unknown at this time.

Upon a motion duly made, seconded and carried unanimously; the Board voted to approve the removal of grass at area 1, near 11046 Portobelo, and install plants in the amount of \$550.00. (Lehr/Kingery)

### **INFORMATIONAL ITEMS**

The Board reviewed the following informational items:

- Action list
- Work order log
- Unit Escrow List
- Correspondence
- Calendar/Map

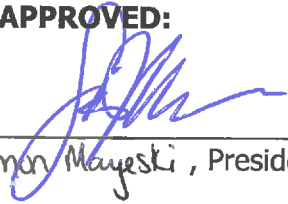
### **ADJOURNMENT**

There being no further matters to come before the Belsera Board of Directors, the Regular Session meeting was adjourned at 7:00 p.m. and the Board entered Executive Session.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

**APPROVED:**

  
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Simon Mayeski, President

8/26/14  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Patricia Dean, Secretary

8/26/14  
\_\_\_\_\_  
Date