

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
June 24, 2025**

CALL TO ORDER:	Community Association Manager, Michelle Monahan, called the Board of Directors meeting of the Belsera Community Association to order at 5:32 p.m., via Zoom.
BOARD MEMBERS PRESENT:	Simon Mayeski, Vice President Carol Corporales, Secretary Mary Bot Norton, Director Melissa James, Treasurer Ken Schulte, President
ABSENT:	
MANAGEMENT REPRESENTATIVES:	Michelle Monahan, Community Manager, Walters Management Josue Sanchez, Recording Secretary, Walters Management
OTHERS PRESENT:	Ten homeowners were present Marie Pratt, Anand, Patricia Roberts, Thesa, Victor Valenti, Grant, Nancy Grant, and Susan
EXECUTIVE SESSION DISCLOSURE:	During the April 22, 2025, Executive Session meeting, the following items were discussed: <ul style="list-style-type: none">• Minutes• Collections• Legal• Owner Requests
HOMEOWNER FORUM:	<u>Homeowner Forum</u> A time was provided for homeowners in attendance to share any questions, comments, or concerns. Topics discussed: <ul style="list-style-type: none">• Marie Pratt: Follow-up regarding flooring issue.• Anand: Expressed concerns about his flooring application.• Patricia Roberts: Concerned about a "For Sale" sign placed outside a neighboring unit, and noted the unit had hardwood flooring.• Thesa: Requested cutting of fennel on a slope between the upper and lower areas (noted as City property).• Victor Valenti, Grant, Nancy Grant, Susan: Present, no formal comments recorded.
CONSENSUS CALENDAR	The Board ratified previously approved emergency work proposals from Martin Plumbing, Restoration Systems, and ServPro. Upon a motion duly made, seconded, and carried unanimously, the Board approved the Consensus Calendar for minute purposes. Mayeski/Bot Norton
APPROVAL OF MINUTES:	<u>May 27, 2025, General Session Minutes</u>

Management provided the Board of Directors with the draft General Session minutes of the May 27, 2025, General Session Meeting.

Upon a motion duly made, seconded, and carried unanimously, the Board approved the May 27, 2025, General Session Minutes as submitted.

(Mayeski/ James)

FINANCIAL REPORTS:

Financial Report – May 2025

Management presented the Board with the financials ending in May 2025.

In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending May 2025. 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 2025 financial statements pending the annual review. (Corporales/Mayeski)

Resolution 5380 (b) (6) – May 2025

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.

Upon a motion duly made, seconded, and unanimously carried, the Board approved Resolutions 5380 (b) (6) for May 2025 as presented.

(Mayeski/Schulte)

- Waste Management – \$12,510.00
- Reserve Contributions - \$27,662.00
- Paid Reserves for Insurance Loan - \$32,000.00

Collections

None at this time.

ACTION ITEMS:

Restoration Systems Balcony Proposal: Unit 11246 Portobelo

The Board reviewed a proposal in the amount of \$6,065.00 for balcony repairs. Upon a motion duly made, seconded, and carried unanimously, the Board approved the proposal. (Mayeski/Corporales)

Regulator Inspections Discussion:

The Board discussed next steps regarding pressure regulator inspections. Management to distribute an educational newsletter to owners comparing the cost of replacement versus potential damage from leaks.

2025-2026 Insurance Proposal:

Management presented the new proposal including an additional \$5 million in property coverage. Upon a motion duly made, seconded, and carried unanimously, the Board approved the 2025–2026 insurance proposal. (Mayeski/Schulte)

**HOMEOWNER
REQUEST/CONCERS:**

Pool Concern:

The Board reviewed a homeowner's concern regarding crowding at the upper pool and directed management to monitor and address as necessary

An owner submitted a request regarding unit financing and the current issues regarding lending. The Board reviewed and there was no further action.

Next Meeting

The next Regular Meeting is scheduled for July 22, 2025, at 5:30 p.m. via Zoom.

Adjourn

There being no further business to come before the Board, the meeting was adjourned to Executive Session at 6:19 p.m.

ATTEST:

Respectfully submitted,

Josue Sanchez, Recording Secretary

APPROVE:

Simon Mayeski

07/30/2025

Board Member

Date