

**BELSERA COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
GENERAL SESSION MINUTES  
JUNE 25, 2024**

- CALL TO ORDER:** Community Association Manager, Michelle Monahan, called the Board of Directors meeting of the Belsera Community Association to order at 5:34 p.m., via Zoom.
- BOARD MEMBERS PRESENT:** Ken Schulte, President  
Simon Mayeski, Vice President  
Carol Corporales, Secretary  
Melissa James, Treasurer
- MANAGEMENT REPRESENTATIVES:** Michelle Monahan, Community Manager, Walters Management  
Jenny Voss, Recording Secretary, Walters Management
- OTHERS PRESENT:** Ten (10) interested homeowners
- EXECUTIVE SESSION DISCLOSURE:** During the May 28, 2024 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. There were ten (10) owners present. Topic discussed:
- Insurance
  - Budget increase
  - Doggie station bag refills
  - Updating address signage
- APPROVAL OF MINUTES:** **May 28, 2024, General Session Minutes**  
Management provided the Board of Directors with the draft General Session minutes of the May 28, 2024, General Session Meeting.
- After discussion and upon a motion duly made, seconded, and unanimously carried, the Board approved the May 28, 2024, General Session Minutes as submitted. (Mayeski/Schulte)
- FINANCIAL REPORTS:** **Financial Report – May 2024**  
Management presented the Board with the financials ending May 2024

In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending November and December 2023. 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 2024 financial statements pending the annual review. (Mayeski/Shulte)

**Resolution 5380 (b) (6) – May 2024**

Management presented the resolutions related to approved Assembly Bill 2912, allowing for the payment of bills more than \$10,000.00 (i.e., water bills, etc.) between meetings.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the Resolutions 5380 (b) (6) for May 2024 as presented. (Mayeski/Shulte)

**Collections**

No action needed.

**ACTION ITEMS:**

**Waste Management Information**

Management provided the Board with correspondence from the Waste Management account manager elaborating on the reasons for the recent rise in costs.

**Draft Solar Policy**

This item was tabled pending further review and additional guidelines requested to be included.

**Insurance Renewal Policy**

Upon a motion duly made, seconded and carried unanimously, the Board approved the 2024-2024 insurance policy renewal from Assured Partners with an annual policy premium of \$603,236.23. (Mayeski/Shulte)

**Next Meeting**

The next Regular Meeting is scheduled for July 23, 2024, 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,

Jenny Voss, Recording Secretary

**APPROVE:**



\_\_\_\_\_  
Board Member

07/30/2024

\_\_\_\_\_  
Date