

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

June 26, 2012

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 p.m. by President, Ralph Kingery, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Ralph Kingery, President
Carol Corporales, Vice President
Simon Mayeski, Treasurer
Patricia Dean, Secretary
Leslie Pembroke, Director
- ABSENT** None
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Karoline Whitaker, Recording Secretary, Walters Management
Lance Teixeira, Summit Security
Interested Homeowners
- HOMEOWNER FORUM** The following topics were brought before the Board for discussion:
- Pool security
 - Children at play
 - Landscapers
- EXECUTIVE SESSION DISCLOSURE** At the May 22, 2012 Executive Session meeting, the Board conducted violation hearings.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the May 22, 2012 Board meeting.
- Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved the Regular Session minutes from the May 22, 2012 Board meeting as submitted. (Mayeski/Kingery)
- TREASURER'S REPORT** The Board reviewed the May 2012 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).
- Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved the May 2012 financials as submitted, pending audit. (Dean/Corporales)
- AGING REPORT** The Board reviewed the Aging Report as of 06/26/12. Action was tabled to Executive Session.
- TREE TRIMMING PROPOSAL** The Board reviewed the following proposals for the 2120 tree trimming project:
- Western Tree Service in the amount of \$35,570.00
 - New Way Tree Service in the amount of \$30,154.00
 - Green Valley Landscape in the amount of \$34,292.00
- Upon a motion duly made, seconded, and unanimously carried; the Board voted

to approve the Western Tree Service proposal at a reduced price of \$34,292.00.
(Kingery/Corporales)

PARKING RULES REVISION

The Board reviewed the newly revised parking rules which incorporate a "guest parking pass" system.

Upon a motion duly made and seconded; the Board voted to approve the new parking rules to be sent to the membership. The motion passed.
(Pembroke/Corporales)

ARCHITECTURAL APPLICATION

The Board reviewed an architectural application submitted by the owners of 11346 Camino Playa Cancun #5. The application requests approval for a change in the air conditioning condenser location. The relocation has already taken place and there is a neighbor complaint about the noise level that the new location has caused.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to deny the application as submitted and requires the condenser to be moved back to the original pad. (Pembroke/Mayeski)

ROOF REPAIR PROPOSALS

The Board reviewed proposals submitted by Paradise Roofing Company for the repairs of the following building roofs for a cost of \$202,993.00 minus an 8% discount for a total cost of \$186,753.00 :

Bldg 24	\$23,444.00	Bldg 30	\$23,595.00	Bldg 22	\$24,384.00
Bldg 12	\$20,968.00	Bldg 27	\$21,400.00	Bldg 20	\$10,787.00
Bldg 10	\$11,301.00	Bldg 26	\$23,909.00		
Bldg 5	\$20,919.00	Bldg 25	\$22,286.00		

Upon a motion duly made, seconded, and unanimously carried; the Board of Directors voted to approve the proposals submitted by Paradise Roofing Company for a total cost of \$186,753.00 (Pembroke/Mayeski)

UPPER CARPORT PAINTING

The Board reviewed the following paint proposals for the upper carports, fascias, and beams.

- Pro Tech Painting \$36,300.00 3-year warranty
- Varsity Painting \$24,587.00 5-year warranty

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the Varsity Painting proposal in the amount of \$24,587.00.
(Mayeski/Dean)

PAINTING OF BUILDINGS

The Board discussed the next steps of the building painting project. Management will have the buildings power washed and then revisit the scope of work for the project.

limit the number of guests per unit and the minimum age of pool usage.

Lance Teixeira, Summit Security, was present to discuss the Board's concerns with current security performance. Mr. Teixeira stated that nightly 8-hour security (6:00 pm – 2:00 am) will cost approximately \$4,000.00/month.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve nightly security from the hours of 6:00 pm – 2:00 am beginning June 27, 2010 for a 30 day period. (Dean/Kingery)

REQUEST FOR REIMBURSEMENT

The Board reviewed a request for reimbursement from the owner of 11266 Portobelo Drive, Lisa Lauder, in the amount of \$110.00 for costs incurred to replace A/C condenser wires there were chewed by a rat.

According to the CC&Rs, air conditioning condensers are the responsibility of the homeowner to maintain.

Upon a motion duly made and seconded, the Board voted to deny the request. The motion passed. (Pembroke/Dean)

INFORMATIONAL ITEMS

The Board reviewed the following informational items:

- Action list
- Work order log
- Walkthrough Report
- Correspondence
- Map/Calendar

ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the Regular Session meeting was adjourned at 7:58 p.m and the Board entered Executive Session.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:


Ralph Kingery, President

7/24/12
Date


Patricia Dean, Secretary

7/24/12
Date