

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

June 26, 2018

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:03 p.m. by Carol Corporales, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Carol Corporales, President
James Gianelli, Vice President
Simon Mayeski, Treasurer
Victor Gianelli, Director
- MEMBERS ABSENT** Martin Molina, Secretary
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Tamara Romero, Recording Secretary, Walters Management
Interested Homeowners
- HOMEOWNER FORUM** During homeowner forum, the following topics were discussed:
- Tot Lot eta
 - Tree Trimming
 - Gutter Cleaning
- EXECUTIVE SESSION DISCLOSURE:** There was no Executive Session at the May 22, 2018 meeting.
- APPROVAL OF MINUTES:** The Board reviewed the minutes of the May 22, 2018 Board meeting.
- *Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of May 22, 2018 with changes.*
- FINANCIAL REPORT:** In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending May 2018. 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 moved to accept the May 2018 financial statements pending the annual review.*
- MANAGEMENT REPORT:**
- PROPERTY REPAIRS:** **11044 Portobelo Dr.:**
Management provided proposal for balcony repair due to severe dry rot in the amount of \$2,680.
- *Upon a motion duly made, seconded and carried unanimously; the Board of Directors moved to accept the proposal for the balcony repair.*

New Lighting Option:

A field trip was made for the light that was recommended. The Board felt that the light was too heavy and tall for the existing poles. Management provided a new option for the Board to consider.

- *The Board decided to have Management purchase one fixture from new option, not to exceed \$1,000.00, and see how it does. New light fixture is to be placed by upper pool.*

REVISED PAINT SCHEME:

Management had new color schemes painted at the first entrance with the help of a colorist for the property. Management has received positive comments from several owners within the development and with approval we can move forward with the property paint schedule.

- *Upon a motion duly made, seconded and carried unanimously; the Board of Directors moved to accept the new color scheme pending they like the mock up that they receive from Management.*

RESERVE RECOMMENDATIONS:

David Lynn with Morgan Stanley submitted his recommendation for the reserve account.

- *Upon a motion duly made, seconded and carried; the Board of Directors moved to accept the recommendation for the reserve account from David Lynn.*

HOMEOWNER REQUEST:

11340-4 Portobelo Dr.

Homeowner is request a payment plan for the amount delinquent. They are wanting to pay \$200 plus the regular assessment each month.

- *Upon a motion duly made, seconded and carried; the Board of Directors moved to accept a payment plan of 12 months but not to exceed 18 months.*

ARCHITECTURAL APPLICATION:

11144 Portobelo Dr.

Management provided the unapproved ARC application for replacement windows to include grids and new contractor. Homeowner needs to advise Board of Directors which windows the grids will be on and Board needs to agree.

- *Upon a motion duly made, seconded and carried; the Board of Directors moved to accept the window grids being put on the master bedroom window and the window closest to the front door.*


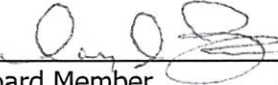
NEXT MEETING: The next Board of Directors Meeting is scheduled for July 24th, 2018.

ADJOURNMENT There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned to executive session at 6:53 p.m.

Respectfully submitted,

Tamara Romero, Recording Secretary

APPROVED:

	7/24/18		7/24/18
Board Member	Date	Board Member	Date