

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

June 27, 2017

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:02 p.m. by Carol Corporales, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- INITIAL MEMBERS PRESENT** Carol Corporales, President
James Gianelli, Director
Victor Gianelli, Secretary
- INITIALLY ABSENT** Simon Mayeski, Treasurer
Martin Molina, Vice President
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Cory Frazier, Recording Secretary, Walters Management
Interested Homeowners
- HOMEOWNER FORUM** The meeting was opened for homeowner commentary. No topics were discussed.
- EXECUTIVE SESSION DISCLOSURE** At the Executive meeting following the May 23, 2017 Session the Board discussed the following topics:
- Approval of minutes
 - Violation Hearing
 - Discussion of Neighbor Disputes
- APPROVAL OF MINUTES** The Board reviewed the minutes of the May 23, 2017 Board meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of May 23, 2017.
- BOARD MEMBERS JOIN** Simon Mayeski and Martin Molina joined the Board Meeting.
- HOMEOWNER FORUM** The Board President reopened homeowner forum. A homeowner wished to discuss rats, snakes and the landscapers not cleaning between the walls and hedges at the property.
- 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 2017. 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 2017 financial statements pending the annual review.
- ELECTRICAL PROPOSAL** **LED Lighting**
Rod Benesh was present to discuss the LED lighting proposal with the Board. The discussion included longevity, the areas of lighting, the difference between professional commercial fixtures and store-bought fixtures and per-unit cost.

The Board has decided to table this proposal while Management obtains additional information and a breakdown of the costs of the proposal including an area breakdown and a per-unit cost breakdown.

PROPERTY REPAIRS

Termite Proposal

The Board reviewed and discussed a termite proposal for 11258 Portobelo Drive in the amount of \$1,400.00 from Pestgon Inc.

Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal in the amount of \$1,400.00.

Balcony Repair

The Board reviewed and discussed a proposal to repair the balcony at 11274 Portobelo Drive in the amount of \$1,750.00.

Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal in the amount of \$1,750.00.

French Drain Repair

The Board reviewed and discussed a proposal for the repair of a French drain located at 11368 Portobelo Drive Unit 5 in the amount of \$7,780.00.

Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal in the amount of \$7,780.00.

Request for Reimbursement

The Board reviewed and considered a request for reimbursement from the homeowners at 11120 Portobelo Drive.

Upon a motion duly made, seconded and carried unanimously; the Board approved a reimbursement in the amount of \$475.00.

NEWSLETTER

The Board discussed a community newsletter. The Board decided the newsletter would be sent to the Board and the board would have a week to review the newsletter before it is posted.

RESERVE RECOMMENDATION

The Board reviewed and discussed reserve recommendations made by David Lynn.

Upon a motion duly made, seconded and carried unanimously; the Board approved the reserve recommendations.

ARC WINDOW APPEAL

The Board discussed allowing variances in the windows within a unit so that a unit may have a mix of windows with and without mullions. The recommendation was made by the association's attorney. Upon a motion duly made, seconded and carried unanimously; the Board approved the attorney's recommendation.

PLAY STRUCTURE

The Board discussed proposals for installation of a play structure. One proposal is flawed and does not include the full scope of work. The Board also discussed the size of the play area.

INFORMATIONAL ITEMS

The Board reviewed the following informational items:

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

ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned to executive session at 7:52 p.m.

Respectfully submitted,

Cory Frazier, Recording Secretary

APPROVED:

Candl. Corp 7/25/17
Board Member Date

J. Mayek 7/25/17
Board Member Date