

**BELSERA COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
GENERAL SESSION MINUTES  
JUNE 27, 2023**

- CALL TO ORDER:** Community Association Manager, Michelle Monahan, called the Board of Directors meeting of the Belsera Community Association to order at 5:33 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:** Five (5) interested homeowners.
- EXECUTIVE SESSION DISCLOSURE:** During the May 23, 2023 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 five (5) owners present. Topic discussed:
- Assessment Increase
  - Stopping jets from flying over community after 6:00 pm
  - Waste Management Green Waste Cans
- APPROVAL OF MINUTES:** **May 23, 2023, General Session Minutes**  
Management provided the Board of Directors with the draft General Session minutes of the May 23, 2023, General Session Meeting.
- After discussion and upon a motion duly made, seconded, and unanimously carried, the Board approved the May 23, 2023, General Session Minutes with revisions. (Mayeski/Corporales)*
- FINANCIAL REPORTS:** **Financial Report – May 2023**  
Management presented the Board with the financials ending May 2023.
- In accordance with California Civil Code Section §5500(a-e), the Board of*

*Directors reviewed the financial statements for the month ending May 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 2023 financial statements pending the annual review. (Mayeski/Corporales)*

**Resolution 5380 (b) (6) – May 2023**

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 2023 as presented. (Corporales/Schulte)*

**COMMITTEE REPORTS: Landscape Committee**

It was reported that the annual brush maintenance is currently taking place and should be completed within the next month.

**ACTION ITEMS:**

**Waste Management – Green Waste Cans**

A volunteer Board member met with a representative from Waste Management on-site to discuss options and alternatives to meet the California State requirements for the green food waste cans recently provided to all residents by Waste Management, per California State requirement. Management will reach out to their representative with Waste Management to inquire about the possibility of implementing such alternatives.

**CCRs Revision**

In the goal is to reduce the costs of the insurance coverage, the attorney strongly recommends the Board consider amending its CC&Rs to go from an “all-in” insurance policy to a “bare-walls” policy. The difference is that the Association would no longer be responsible for insuring the owner’s separate interest property (i.e., cabinets, flooring, appliances, etc.). It is my understanding in doing this with other communities that it has the potential to save the community 20%-30% in premium costs in addition to reducing the number of potential claims against the insurance policy. The attorney’s office charges the normal hourly rate of \$310.00 per hour to complete insurance amendments to CC&Rs. Generally, it costs approximately \$1,500.00 to prepare the amendment, ballot, and cover letter for the vote. As the Association would require mortgage holder approval as well, this cost could push up to \$1,750.00. Please note that this estimate is for legal fees only and does not include the cost to pull all mortgage deeds or the inspector of election costs.

*Following discussion, the Board agreed to table this item pending the receipt of additional costs beyond the base fee presented to them in the proposal provided in this meeting Board packet.*

**Insurance Renewal & Special Assessment**

Management provided the Board with a proposal for the insurance 2023-2024 insurance renewal from Assured Partners; we went out to over 50 carriers and only 4 bid on the association. The policy premium increased from the expiring policy rate of \$497,771.38 to \$677,946.63 for the renewal.

*Upon a motion duly made, seconded and carried unanimously, the Board approved the 2023-2024 insurance renewal policy with an annual premium of \$677,946.63. (Corporales/Schulte)*

*Upon a motion duly made, seconded and carried unanimously, the Board approved levying a special assessment to cover the difference in premium expense not accounted for in the approved budget as follows: \$605.00 special assessment, split into two (2) separate monthly billing of \$302.20, effective August 1, 2023. Late fees will apply per the Association's Collection Policy. (Corporales/Schulte)*

**Next Meeting**

The next Regular Meeting is scheduled for July 25, 2023, 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 6:48 p.m.

**ATTEST:**

Respectfully submitted,

Jenny Voss, Recording Secretary

**APPROVE:**



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

07/31/2023

\_\_\_\_\_  
Date