

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

**June 28, 2011**

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:01 p.m. by President, Simon Mayeski, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Simon Mayeski, President  
Leslie Pembroke, Treasurer  
Carol Corporales, Vice President  
Ralph Kingery, Secretary  
Patricia Dean, Director
- ABSENT** None
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management  
Karoline Whitaker, Recording Secretary, Walters Management  
Interested Homeowners
- HOMEOWNER FORUM** The meeting was opened for comments from homeowners. The following topics were brought before the Board for discussion:
- Maintenance Items
  - Noise complaint
  - Parking discussion
- APPROVAL OF MINUTES** The Board reviewed the minutes of the May 24, 2011 Board meeting.
- Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved the Regular Session minutes from the May 24, 2011 Board meeting with noted typographical corrections. (Kingery/Mayeski)
- TREASURER'S REPORT** The Board reviewed the May 2011 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 2011 financials as submitted, pending audit. (Corporales/Kingery)
- AGING REPORT** This item was tabled to the next meeting.
- RATIFICATION OF ACTION TAKEN OUTSIDE OF A MEETING** The following motion was unanimously approved by the Board via email:
1. The 2011-2012 budget with a 5% increase to homeowner assessments.
- Upon a motion duly made, seconded and carried unanimously; the Board voted to ratify the action taken outside of a meeting for the approval of the 2011-2012 budget with a 5% increase to homeowner assessments.

(Corporales/Kingery)

**HOMEOWNER  
REQUEST FOR  
REIMBURSEMENT**

The Board reviewed a request from the homeowner of 11310 Camino Playa Cancun #3 in the amount of \$1,200.00 for the replacement of air ducts.

Upon a motion duly made, seconded, and carried unanimously; the Board voted to deny the request for reimbursement.

**RESERVE STUDY**

This item was tabled to the next meeting.

**PARKING RULES &  
REGULATIONS**

The Board discussed the issue of residents parking in guest parking spaces. There was discussion on the possibility of converting some of the guest spaces to first-come, first-served resident spaces. Management will find out if this is possible with the City Planning department.

This item is tabled pending further information. No action was taken.

**INFORMATIONAL  
ITEMS**

The Board reviewed the following informational items:

- Architectural Application
- Action list
- Work order log
- Correspondence
- New Unit Listing
- Map/Calendar

**ADJOURNMENT**

There being no further matters to come before the Belsera Board of Directors, the Regular Session meeting was adjourned at 7:07 p.m. and the Board entered Executive Session.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

**APPROVED:**

  
\_\_\_\_\_  
Simon Mayeski, President

7/14/11  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ralph Kingery, Secretary

7/14/11  
\_\_\_\_\_  
Date