

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

June 28, 2016

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:05 p.m. by Simon Mayeski, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Simon Mayeski, President
Carol Corporales, Treasurer
Richard Thurlow, Director
- ABSENT** Martin Molina, Vice President
Bonnie Alexander, Secretary
- 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. Topics brought before the Board for discussion were:
- Annual Budget
 - Lower Pool
 - Difficulty seeing unit numbers
- EXECUTIVE SESSION DISCLOSURE** At the 5/24/16 Executive Session, the Board discussed contracts.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the May 24, 2016 Board meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of the May 24, 2016 Board meeting as presented. (Thurlow/Corporales)
- 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 2016. 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 accepted the May 2016 financial statements pending the annual review. (Corporales/Mayeski)
- LANDSCAPE PROPOSALS** The Board reviewed and considered a proposal not to exceed \$1000.00 to install plants at the fourth entry to the association. Three options were presented.
- Upon a motion duly made, seconded and carried; the Board approved Option 1: Chondropetalum and Dianellas. (Mayeski/Thurlow, Corporales voting against)

MAINTENANCE MATRIX

The Board reviewed the maintenance matrix supplied by management. The Board discussed whether it should pay for decks to be resurfaced and whether inspections of the decks should be conducted to inform homeowners. The Board decided Restoration Systems & Consulting would inspect the decks create a maintenance plan moving forward.

RECONVENED ANNUAL MEETING

The Board set the reconvened annual meeting for July 25th, 2016.

NEW BUSINESS

None

INFORMATIONAL ITEMS

The Board reviewed the following informational items:

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

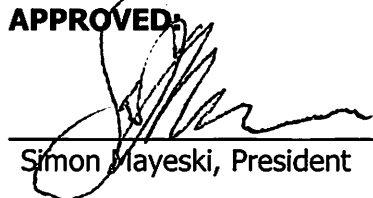
ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned to Executive Session at 6:58 p.m.

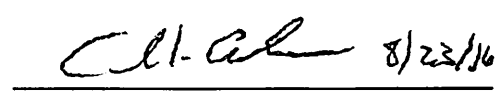
Respectfully submitted,

Cory Frazier, Recording Secretary

APPROVED:


Simon Mayeski, President

6/23/16
Date


~~Bonnie Alexander~~, Secretary Date 8/23/16