

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

July 14, 2011

CALL TO ORDER

The Board of Directors meeting of the Belsera Community Association was called to order at 6:06 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:

- Insurance coverage
- Landscaping project

**APPROVAL OF
MINUTES**

The Board reviewed the minutes of the June 28, 2011 Board meeting.

Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved the Regular Session minutes from the June 28, 2011 Board meeting as submitted. (Kingery/Mayeski)

TREASURER'S REPORT

The Board reviewed the June 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 June 2011 financials as submitted, pending audit. (Kingery/Mayeski)

AGING REPORT

The Board reviewed the 7/14/11 Aging Report.

**CARPOR T PAINTING
PROPOSALS**

The Board reviewed the following proposals submitted for the painting of all of the carports in upper Belsera.

1. Primco in the amount of \$21,995.00 – 4 year warranty
2. Varsity Paint in the amount of \$17,914.00 – 5 year warranty

Upon a motion duly made, seconded and carried unanimously; the Board voted to approve the Varsity Paint proposal in the amount of \$17,914.00. (Kingery/Mayeski)

PARKING RULES & REGULATIONS

The Board discussed the issue of residents parking in guest parking spaces. This item will be discussed at the next meeting.

No action was taken.

INFORMATIONAL ITEMS

The Board reviewed the following informational items:

- 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 6:53 p.m. and the Board entered Executive Session.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:


 Simon Mayeski, President
 Date 8/23/11
Ralph Kingery


 Ralph Kingery, Secretary
 Date 8/23/11
Patricia Bean