

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

July 20, 2020

- CALL TO ORDER** The Board of Directors Special General Session meeting of the Belsera Community Association was called to order at 6:02 p.m. by Robin Bacon, Community Association Manager via teleconference through Go To Meeting.
- BOARD MEMBERS PRESENT** Carol Corporales, President
Simon Mayeski, Vice President
Nancy Burke, Treasurer
Pat Dean, Secretary
Ken Schulte, Director
- BOARD MEMBERS ABSENT** None.
- MANAGEMENT REPRESENTATIVES** Robin Bacon, Community Association Manager, Walters Management
Peri Sword, Recording Secretary, Walters Management
- OTHERS PRESENT** Two Interested Homeowners
- HOMEOWNER OPEN FORUM** There were two interested owners at the meeting. Items discussed included the money being spent on the Covid-19 pool security, the waiving of the June 2020 assessments, and to confirm how to get one's email listed in the database to receive email blasts and other information.
- APPROVAL OF MINUTES** **June 26, 2020 Special General Session Minutes**
Management provided the Board of Directors with the draft Special General Session minutes of the June 26, 2020 Board meeting.

*After review and discussion of the information provided, a motion was made, seconded, and unanimously carried, to **approve** the June 26, 2020 Special General Session minutes as submitted.*
- FINANCIAL REPORT** **June 2020 Financial Statement**
Management provided the Board of Directors with the June 2020 financial statement and aging reports under separate cover. In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statement for the month ended June 2020, pending year-end annual financial review.

*After review, and upon a motion duly made, seconded, and unanimously carried, the Board **approved** the June 2020 Financial Statement for the month ended June 2020, pending year-end financial review.*

Board Resolution AB 2919 – July 2020

Management provided the Board of Directors with the AB 2919 resolution for the monthly expenses for July 2020.

*Upon a motion duly made, seconded, and carried, the Board of Directors **approved** the AB 2919 resolution for the monthly expenses for July 2020.*

June 25, 2020 Aging Report

Management presented the Board with the Aging Report for June 25, 2020 for review.

Upon a motion duly made, seconded, and unanimously carried, the Board of Directors moved to direct Management to send Account # 69394 to the attorney.

**MANAGEMENT
REPORT**

Ratify Actions

11352-5 Portobelo Dr. – Termite Tenting of Garages

Management presented the Board with a proposal from Pestgon Termite to tent garages at 11352-5 Portobelo Dr. for a cost of \$1,450.00, which Management approved because it cost less than the Management spending cap of \$1,500.00 without obtaining Board approval.

*Upon a motion duly made, seconded, and unanimously carried, the Board of Directors **ratified** the termite tenting of the garages at 11352-5 Portobelo Dr. at a cost of \$1,450.00 as proposed by Pestgon Termite.*

11140 ½ Portobelo Dr. – Termite Treatment

Management presented the Board with a proposal from D&S Termite Control ordered by Craig Yolles of Prime West Properties for an escrow at 11140 ½ Portobelo Dr. This proposal was for exterior treatment at a cost of \$500.00. Management approved this proposal because it cost less than the Management spending cap of \$1,500.00 without obtaining Board approval.

*Upon a motion duly made, seconded, and unanimously carried, the Board of Directors **ratified** the termite treatment for 11140 ½ Portobelo Dr. as proposed by D&S Termite Control.*

Street Signs Discussion

Board Member requested that this be on the agenda for discussion. The design and font size of the numbers on the street signs throughout the community are very difficult to read. Their design should be improved to make the numbers more legible. Management will enlist the help of OmniGraphics to design new and more legible street sign numbers for the community and present proofs and a proposal to the Board. This topic will be revisited in September. No action by the Board was required at this time.

Homeowner Requests

11326 Portobelo Dr. #8 – Larger Signs at Pool

The Owner of 11326-8 Portobelo Dr. requested larger “No Dogs,” sign because last year she saw several dogs in the pool. There is currently only one (1) pool open and a security guard is at the pool while the pool is open, until the California State and San Diego County mandates are reduced.

Upon a motion duly made, seconded, and unanimously carried, the Board did not approve putting up a larger “No Dogs” sign at this time due to the current Covid-19 conditions. Once the current conditions are lifted, they will revisit the issue.

11360 Camino Playa Cancun #2 – Delay Tree Trimming for One (1) Year

The Owner of 11360 Camino Playa Cancun #2 requested that the Board delay the tree trimming throughout the community for one (1) year for aesthetic and financial reasons, and to allow greater habitat for birds.

*Upon a motion made, seconded, and unanimously carried, the Board **denied** this request because of the possible increased fire hazards and liability issues that could be caused by the delay of trimming them for an additional year.*

11026 Portobelo Dr. – Remove tree

The Owner of 11026 Portobelo requested that the Board remove a tree by her home because it makes a mess on her deck.

Upon a motion duly made, seconded, and carried, the Board denied this request. The tree was inspected by the arborist and was found to be healthy and well-pruned.

Pool Opening

The pool has been open for some time. Management has received requests to open the pool earlier and to reserve special hours for adults and seniors only. The Board has also been receiving the daily pool usage reports provided by the monitoring company.

Upon a motion duly made, seconded, and carried with four (4) votes for, and one (1) vote against, the Board approved reducing the days the upper pool is open from seven (7) days a week to six (6) days a week, with the pool remaining closed on Monday. Pool hours on Tuesday through Sunday will be from noon to 8:00 p.m. An email blast will be sent to the membership regarding the changes. This item will be revisited next month.

NEW BUSINESS

There was no new business to discuss.

INFORMATIONAL ITEMS

Management provided the following reports for the Board's information and discussion. No action was required:

- Work Order Report (06.16.20-07.10.20)
- Escrow Closings Report (06.16.20-07.10.20)
- Property Information Sheet (06.16.20-07.10.20)
- Correspondence-Discussion
- Map

ADJOURNMENT

The General Session meeting adjourned at 7:00 to go into Executive Session.

RECONVENED MEETING

The General Session meeting reconvened at 7:51 p.m. for Discussion.

DISCUSSION

TREE REMOVAL

Management explained that a sewer next to 11340 Portobelo needs to be removed due to its roots causing a sewer line running near them to crack. At that point, the plumber must repair the cracked sewer pipe. No Board action was required.

NEXT MEETING

The next meeting will take place on August 25, 2020, at 6:00 p.m. at Go To Meeting. The phone number to call into the next meeting will be provided at a date closer to the meeting.

ADJOURNEMENT

There being no further business to come before the Board, the meeting was adjourned at 7:58 p.m.

Respectfully submitted,

Peri Sword, Recording Secretary

Board
member
sign +
date

Council. Copies

8/25/20

Board Member Date

Peri Sword

8/26/20

Board Member Date