

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

July 22, 2009

- MEMBERS PRESENT** Susan Leverenz, President
Simon Mayeski, Vice President
Ralph Kingery, Secretary
Leslie Pembroke, Treasurer
Carol Corporales, Director
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Megan K. Yavel, Recording Secretary, Walters Management
Interested Homeowners
- CALL TO ORDER** The Belsera Community Association Board of Directors Meeting was called to order at 6:10 PM, by Susan Leverenz, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124.
- MINUTE APPROVAL** The Board reviewed the minutes from the June 23, 2009 meeting. Upon a motion duly made, and carried unanimously the minutes from the June 23, 2009 Board meeting were approved as submitted. (Kingery/Mayeski)
- TREASURER'S REPORT** The Board reviewed the June 2009 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).
- Discussion ensued regarding the special assessment account and properly allocating funds properly back into the operating and reserve accounts. The Board will inform Robin in the case when moneys need to be properly allocated from the special assessment.
- Leslie Pembroke noted that the reserve account allocation will increase starting with the new fiscal year in July.
- It was further noted that the legal line items is overbudgetted.
- A motion was duly made and carried unanimously to accept the June 2009 financials submitted pending audit. (Pembroke/Mayeski)
- HOMEOWNER FORUM** The homeowner with account number (Barbara Carlson 11192 P) was present to discuss the landscape proposal from Benchmark. She noted her progress for the grass/landscape area and expressed her frustration with not being notified for the water shut off to the landscape area. The Board explained to the homeowner the need for water reduction in the community and their future plans for drought tolerant material installation throughout the community.

The homeowner with account number (Kathleen Malkin 11306-2 CPC) was present to discuss the stair rail painting and wanted to inform the association that the yellow tape was not followed up on by the maintenance company. Further, she expressed her concerns for the landscape plan the association is going through.

*The Board adjourned to the reconvened annual meeting at 6:38 PM.
The Board reopened regular session at 6:46 PM*

Patricia Dean Joined the Board of Directors at the end of the reconvened annual meeting.

MANAGEMENT REPORT Architectural Applications: The Board had one application to review.

- **Account number (11320-3 P) – Closet Expansion:** The homeowner wasn't present to discuss the application. Discussion ensued regarding structural impact this may have on the unit. The board noted that more information is needed in order to officially approve this application. The Board directed Management to inform the homeowner that this application will be considered if there is no structural impact on the building as a result of this expansion.

Utility Closets Proposal: The Board reviewed a proposal from Saddleback Fence to replace the doors for the utility closets. Discussion ensued regarding what types of material should be used and how they would be installed and what types of warranties the products came with. A motion was duly made and carried unanimously to approve one installation of utility closets per option one (in white) at the 11306 Camino Playa Cancun building payable from the reserve account.
(Kingery/Pembroke)

Pool Fencing Proposal: The Board reviewed a proposal for new fencing around the two pool areas and for the area along unit 2 where the fire impacted the railing. Discussion ensued regarding steel versus aluminum material for the fire damaged section of the fence and discussed the types of warranties the fencing came with. Further discussions were tabled.

Landscape Proposal: The Board reviewed a proposal for Benchmark for different schemes for replanting areas impacted by root issues, high turf areas, rabbit infestation, and water rationing. Discussion ensued regarding the fact that the proposals are not what was wanted so the review was tabled.

Aging: The Board reviewed the aging report summary as of June 25, 2009 indicating delinquent homeowner accounts. Leslie Pembroke requested Management to follow up on the status of several accounts. A motion was duly made and carried unanimously to send notice of intent to

lien against the homeowner with account number 137640.
(Pembroke/Mayeski)

**INFORMATIONAL
ITEMS**

Robin Fennell presented the Board with the following documents for informational purposes. No action is required.

- Action Item List of 06/23/09
- Aging Report summary as of 07/25/09
- Maintenance Log of 06/16/09 – 07/14/09
- Drive Through Notes of 06/23/09
- Correspondence
- Unit Listing – by address (06/16/09 – 07/14/09)
- Property Information and Map

NEXT MEETING DATE

The next Board of Directors meeting will be held on Tuesday, August 25, 2009 at the Tierrasanta Recreation Center 11220 Clairemont Mesa Boulevard, San Diego, CA 92124 at 6:00 PM.


ADJOURNMENT

There being no further business before the Board of Directors, the meeting was adjourned to Executive Session at 7:45 PM to discuss legal matters.

Respectfully Submitted,

Megan K. Yavel
Recording Secretary, Walters Management

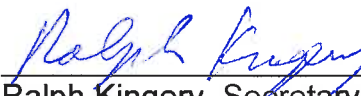
APPROVED:



Simon Mayeski, President

8/25/09

Date



Ralph Kingery, Secretary

8/25/09

Date