

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
July 22, 2025**

- CALL TO ORDER:** Community Association Manager, Michelle Monahan, called the Board of Directors meeting of the Belsera Community Association to order at 5:30 p.m., via Zoom.
- BOARD MEMBERS PRESENT:** Simon Mayeski, Vice President
Carol Corporales, Secretary
Mary Bot Norton, Director
Ken Schulte, President
- ABSENT:** Melissa James, Treasurer
- MANAGEMENT REPRESENTATIVES:** Michelle Monahan, Community Manager, Walters Management
Josue Sanchez, Recording Secretary, Walters Management
- OTHERS PRESENT:** Ten homeowners were present Coral, Martin Wierschin, Gary, Susan House, "iPad," Parinaz, Brett, Purcell
- EXECUTIVE SESSION DISCLOSURE:** During the May 27, 2025, Executive Session meeting, the following items were discussed:
- Minutes
 - Collections
 - Legal
 - Owner Requests
- HOMEOWNER FORUM:** **Homeowner Forum**
A time was provided for homeowners in attendance to share any questions, comments, or concerns. Topics discussed:
- Parinaz – 11380 CPC 1: Reported deteriorated exterior railing, yellow moisture stains inside the unit, presence of roaches in front of the house, and accumulation of leaves near units and in the bushes.
 - Brett Laundry: Asked if the HOA plans to obtain additional insurance to meet eligibility requirements for Fannie Mae and Freddie Mac lenders.
 - iPad (Unidentified): Reported a hot water valve in the shower not turning off and the women's restroom light not working in the morning.
 - Anna: Concerned that landscapers are blowing debris toward vehicles and into the parking lot.

**CONCENSUS
CALENDAR**

The Board ratified previously approved emergency work proposals from Martin Plumbing, Restoration Systems, and ServPro. Upon a motion duly made, seconded, and carried unanimously, the Board approved the Consensus Calendar for minute purposes. Mayeski/Bot Norton

**APPROVAL OF
MINUTES:**

June 24, 2025, General Session Minutes

Management provided the Board of Directors with the draft General Session minutes of the June 24, 2025, General Session Meeting.

Upon a motion duly made, seconded, and carried unanimously, the Board approved the June 24, 2025, General Session Minutes as submitted.
(Mayeski/ Corporales)

FINANCIAL REPORTS:

Financial Report – June 2025

Management presented the Board with the financials ending in June 2025.

In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending June 2025. Based on this review, the Association is in compliance with Civil Code requirements. Upon motion duly made, seconded, and carried unanimously, the Board accepted the June 2025 financial statements pending the annual review. (Corporales/Norton)

Resolution 5380 (b) (6) – June 2025

Management presented the resolutions related to the approved Assembly Bill 2912, allowing for the payment of bills of more than \$10,000.00 (i.e., water bills, etc.) between meetings.

Upon a motion duly made, seconded, and unanimously carried, the Board approved Resolutions 5380 (b) (6) for June 2025 as presented.
(Mayeski/Norton)

- Waste Management – \$12,510.00
- Reserve Contributions - \$27,662.00
- Green Valley Landscape - \$14,955.00
- Paid Reserves for Insurance Loan - \$32,000.00

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Collections

None at this time.

ACTION ITEMS:

Green Valley Landscape – 2028 Price Increase:

The Board reviewed the proposed rate increase submitted by Green Valley Landscape. Upon a motion duly made, seconded, and carried

unanimously, the Board approved the price increase as presented.
(Schulte/Mayeski)

Parking Update:

The Board reviewed correspondence from Apex regarding past and ongoing parking patrol proposals.

The Board directed management to continue gathering proposals and to replace or refresh faded signage as identified by Simon Mayeski.

**HOMEOWNER
REQUEST/CONCERS:**

Annual Report Email:

The Board reviewed an owner email with questions about the annual report sent to membership.

Parking Patrol Concerns:

The Board reviewed an owner's concerns regarding the effectiveness of the current parking patrol process.

Management was directed to evaluate current vendor performance and provide options for improvement.

An owner submitted a request regarding unit financing and the current issues regarding lending. The Board reviewed and there was no further action.

Next Meeting

The next Regular Meeting is scheduled for August 26, 2025, at 5:30 p.m. via Zoom.

Adjourn

There being no further business to come before the Board, the meeting was adjourned to Executive Session at 6:12 p.m.

ATTEST:

Respectfully submitted,

Josue Sanchez, Recording Secretary

APPROVE:

Simon Mayeski

Board Member

09/02/2025

Date

Belsera HOA

Board Resolution for Monthly Expenses

July 2025

RESOLVED, that pursuant to the requirement of Civil Code Section 5380(b)(6), the Board of Directors authorizes Walters Management, as the managing agent, to make the following transfers (payments) to and from the Association's operating and reserve accounts:

1. Monthly transfers from the operating account to the reserve account pursuant to the monthly allocation adopted May 2025 for the 2025-26 Annual Budget.
2. Payment of the following monthly recurring invoices for services received in the month of July in the full amount of the monthly contracted service or utility as such invoices exceed \$10,000 per month:

(List all invoices that exceed \$10,000 per month – the following are examples only)

Waste Management- \$13,010.04

Green Valley-\$14,955.00

Reserve Contribution -\$36,000.00

In addition, the following non-recurring invoices (operating or reserves) in the amounts listed:

Assured Partners-\$459,372.53

Master Policy Reserve Loan-\$31,994.94

Green Valley Landscape-\$17,220.00-Brush

RESOLVED FURTHER, the Board recognizes that vendors may bill varying services on a single invoice and in so doing, may present an invoice with an overall total that exceeds \$10,000; in such cases, the Board authorizes Walters Management to execute payment as long as the contracted service does not exceed \$10,000. Appropriate exceptions as directed by the Board will be referenced as non-recurring invoices.

RESOLVED FURTHER, that the Secretary is hereby instructed to attach this Resolution to the Minutes of the Board of Directors Meeting at which this Resolution was ratified and that by executing said Resolution, the Secretary verifies the noted action.

Signed:

Simon Mayeski

Secretary

09/02/2025

Date