

**BELSERA COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
GENERAL SESSION MINUTES  
JULY 23, 2024**

- CALL TO ORDER:** Community Association Manager, Michelle Monahan, called the Board of Directors meeting of the Belsera Community Association to order at 5:32 p.m., via Zoom.
- BOARD MEMBERS PRESENT:** Ken Schulte, President  
Simon Mayeski, Vice President  
Carol Corporales, Secretary  
Melissa James, Treasurer
- MANAGEMENT REPRESENTATIVES:** Michelle Monahan, Community Manager, Walters Management  
Jenny Voss, Recording Secretary, Walters Management
- OTHERS PRESENT:** Six (6) interested homeowners
- EXECUTIVE SESSION DISCLOSURE:** During the June 25, 2024 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. There were six (6) owners present. Topic discussed:
- Displaced trash cans
  - Budget increase
  - Tree trimming
  - Potobelo Dr canyon brush (City responsibility)
- APPROVAL OF MINUTES:** **June 25, 2024, General Session Minutes**  
Management provided the Board of Directors with the draft General Session minutes of the June 25, 2024, General Session Meeting.
- After discussion and upon a motion duly made, seconded, and unanimously carried, the Board approved the June 25, 2024, General Session Minutes as submitted. (Mayeski/James)
- FINANCIAL REPORTS:** **Financial Report – June 2024**  
Management presented the Board with the financials ending June 2024

In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending June 2024. 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 2024 financial statements pending the annual review. (Mayeski/Shulte)

**Resolution 5380 (b) (6) – June 2024**

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

Upon a motion duly made, seconded, and unanimously carried, the Board approved the Resolutions 5380 (b) (6) for June 2024 as presented. (Mayeski/Shulte)

- Monthly Landscape Maintenance - \$14,243.00
- Waste Management - \$11,673.39
- Reserve Contributions - \$17,376.00
- Reserve Loan Payback - \$38,000.00

**Collections**

No action needed.

**ACTION ITEMS:**

**Financial Review Proposal**

Upon a motion duly made seconded and carried unanimously, the Board approved the proposal from Jose Merajes, CPA to perform the June 30, 2024 year-end audit and tax preparation in the amount of \$1,150.00. (Mayeski/Shulte)

**Green Valley Landscape Increase**

Upon a motion duly made, seconded and carried unanimously, the Board approved the contract increase from Green Valley Landscape to \$14,955.00 per month, effective January 2025. (Shulte/James)

**Waste Management Contract Information**

Management provided the Board with correspondence and an updated service contract from the Waste Management account manager. Following review, the Board requested management inquire with Waste Management about removing the cart exchange fee from the contract.

**Restoration Systems Balcony Update**

Management provided the Board with correspondence from Restoration Systems with an update on obtaining the permits requested from the City for the five (5) flagged balconies. Once revised proposals are completed and received, management will share with the Board. Informational only.

**Pest Control Comment**

Management provided the Board with correspondence from an owner about finding roaches in their home. They were informed the exterior is serviced by pest control and any portion of the exclusive use is owner responsibility. Informational only.

**Pool Use Comment**

Management provided the Board with correspondence from an owner with concerns about non-residents using the pool (with the invite of a resident). Informational only.

**Next Meeting**

The next Regular Meeting is scheduled for August 27, 2024, 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 6:06 p.m.

**ATTEST:**

Respectfully submitted,

Jenny Voss, Recording Secretary

**APPROVE:**



\_\_\_\_\_  
Board Member

08/28/2024

\_\_\_\_\_  
Date