

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

July 24, 2012

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:02 p.m. by President, Ralph Kingery, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Ralph Kingery, President
Carol Corporales, Vice President
Simon Mayeski, Treasurer
Patricia Dean, Secretary
Leslie Pembroke, Director
- ABSENT** None
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Karoline Whitaker, Recording Secretary, Walters Management
Mike Chism, Controlled Entry Specialists
Interested Homeowners
- HOMEOWNER FORUM** The following topics were brought before the Board for discussion:
- Creaky floor complaint
- EXECUTIVE SESSION DISCLOSURE** At the June 26, 2012 Executive Session meeting, the Board conducted violation hearings, reviewed a request for payment plan and approved write offs of bad debt.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the June 26, 2012 Board meeting.
- Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved the Regular Session minutes from the June 26, 2012 Board meeting as submitted. (Kingery/Mayeski)
- TREASURER'S REPORT** The Board reviewed the June 2012 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 2012 financials as submitted, pending audit. (Mayeski/Pembroke)
- AGING REPORT & LIEN RESOLUTIONS** The Board reviewed the Aging Report as of 07/24/12.
- Upon a motion duly made, seconded, and unanimously carried; the Board authorized the recording of a Lien against the property of the following members to collect on delinquent assessments in accordance with the Association's Collection Policy and Civil Code requirements as outlined in the Resolution to Record Liens presented to the Board (Kingery/Mayeski):
- 69285 (\$1,799.00)

**GATE SECURITY/FOB
PROPOSAL**

Mike Chism, Controlled Entry Specialists, gave a presentation to the Board on a fob/key pad entry system for the pool and spa gates.

No action was taken.

**PARKING RULES
REVISION**

This item is tabled to the next meeting

**ARCHITECTURAL
APPLICATIONS**

The Board reviewed the following architectural applications:

11174 Portobelo – security screen door

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the application as submitted. (Pembroke/Dean)

11086 Portobelo – replacement windows

The Board requests photos of the proposed windows.

11330 Camino Playa Cancun #3 – security screen door

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the application on the condition that the Serenade model is installed. (Pembroke/Dean)

**POOL SECURITY
DISCUSSION &
PROPOSAL**

The Board discussed the recent performance of Summit Security and reviewed a proposal submitted by Knight Security for security services.

~~The Board agreed that Summit Security has been meeting their expectations.~~
The Board voiced its concern regarding ongoing problems with Summit's performance guarding the pools. No action was taken.

PAVING PROPOSAL

The Board reviewed a proposal submitted by Eagle Paving in the amount of \$11,664.00 for the repair of asphalt at three locations.

The Board requests Management to hire an independent consultant to verify the need for these repairs.

Upon a motion duly made, seconded and carried unanimously, the Board voted to hire an independent consultant at a cost not to exceed \$750.00. (Mayeski/Kingery)

**INFORMATIONAL
ITEMS**

The Board reviewed the following informational items:

- Action list
- Work order log
- New Unit Listing
- Correspondence
- Calendar/Map

ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the Regular Session meeting was adjourned at 7:37 p.m and the Board entered Executive Session.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:

Ralph Kingery 8/13/12
Ralph Kingery, President Date

Patricia Dean 8/13/12
Patricia Dean, Secretary Date