

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

July 24, 2018

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:07 p.m. by Carol Corporales, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Carol Corporales, President
Simon Mayeski, Vice President
Nancy Burke, Treasurer
- MEMBERS ABSENT** Gregory Sobko, Director
Pat Dean, Secretary
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Tamara Romero, Recording Secretary, Walters Management
Interested Homeowners
- HOMEOWNER FORUM** During homeowner forum, the following topics were discussed:
- Paint colors
 - Pet rules
 - Parking Spaces
 - Pet stations and bags
 - FHA Approval
- EXECUTIVE SESSION DISCLOSURE:** The Board adjourned to Executive Session at the June 26, 2018 meeting.
- APPROVAL OF MINUTES:** The Board reviewed the minutes of the June 26, 2018 Board meeting.
- *Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of June 26, 2018 with changes.*
- FINANCIAL REPORT:** In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending June 2018. Based on this review, the Association is in compliance with Civil Code requirements.
- *Upon a motion duly made, seconded and carried unanimously; the Board of Directors moved to accept the June 2018 financial statements pending the annual review.*
- MANAGEMENT REPORT:**
- BOARD REORGANIZATION:** Due to the annual election and new board members, a board reorganization will need to be done. Based on the ballot there will only be four board positions filled and an appointment of a fifth member will need to be added.
- President – Carol Corporales
V. President – Simon Mayeski

Secretary – Pat Dean
Treasurer – Nancy Burke
Director – Greg Sobko

PROPERTY REPAIRS:

There were five bollards found that are damaged and need to be repaired or replaced. Cost to repair with what is on the property (not LED lighting) is in the amount of \$5,440.00. Management reached out to Rod with Benesh and they supplied different types of LED fixtures for the Board to choose from.

- *The Board chose a couple of different fixtures from what Benesh provided. Rod will get a proposal to Management.*

POOL HEATING:

It has been requesting that the pool's heating be increased from 80 to 82 degrees. The maintenance company is discouraging this due to cost of chemicals and wear and tear on the equipment.

- *The Board was informed that the current temperature is 78 degrees and agreed to get it up to 80 and if there are still complaints, they would readdress the issue.*

HOMEOWNER REQUEST:

Homeowner is requesting to be reimbursed for his vehicle being towed on July 1. New discussion has been requested regarding a new security company, permit pass design and parking rules.

- *Upon a motion duly made, seconded and carried; the Board of Directors denied the homeowners request to reimburse for vehicle being towed. The Board also denied changing security company and any other parking related requests at this time.*

NEXT MEETING:

The next Board of Directors Meeting is scheduled for August 28, 2018.

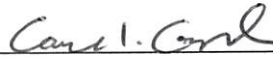

ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned to executive session at 7:29 p.m.

Respectfully submitted,

Tamara Romero, Recording Secretary

APPROVED:

	8/28/18		8/28/18
Board Member	Date	Board Member	Date