

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

**July 25, 2017**

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:04 p.m. by Carol Corporales, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Carol Corporales, President  
James Gianelli, Director  
Victor Gianelli, Secretary  
Simon Mayeski, Treasurer
- MEMBERS ABSENT** Martin Molina, Vice President
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management  
Cory Frazier, Recording Secretary, Walters Management  
Interested Homeowners
- HOMEOWNER FORUM** The meeting was opened for homeowner commentary. No topics were discussed.
- EXECUTIVE SESSION DISCLOSURE** The Board did not adjourn to Executive Session following the June 27, 2017 General Session Meeting.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the June 27, 2017 Board meeting.  
  
Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of June 27, 2017.
- TREASURER'S REPORT** In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending June 2017. 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 2017 financial statements pending the annual review.
- LANDSCAPING PROPOSALS** Removal of Tree  
The Board discussed a proposal to remove a tree by 11346 Camino Playa Cancun by Green Valley Landscaping in the amount of \$650.00. Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal in the amount of \$650.00.
- PROPERTY REPAIRS** Termite Proposals  
The Board reviewed and discussed a termite proposal for 11244 Portobelo Drive in the amount of \$1,290.00 from Pestgon Inc.  
  
Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal in the amount of \$1,290.00.

The Board reviewed and discussed a termite proposal for 11254 Portobelo Drive in the amount of \$1,100.00 from Pestgon Inc.

Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal in the amount of \$1,100.00.

**Drain Clog**

The Board reviewed and discussed a proposal for the repair of a patio drain located at 11128 Portobelo Drive. The drain was installed incorrectly and improperly drains into a sewer line. The bid from ARS Plumbing is in the amount of \$11,883.00.

Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal in the amount of \$11,883.00.

**Pool Repairs**

The Board reviewed and considered a proposal from American Home Butler for various pool repairs in the amount of \$1,680.00.

Upon a motion duly made, seconded and carried unanimously; the Board approved the portion of the proposal to repair the spa pump in the amount of \$1,295.00.

**INFORMATIONAL ITEMS**

The Board reviewed the following informational items:

- Action list
- Work order log
- Unit Escrow List
- Correspondence
- Map

**NEXT MEETING**

The next Board of Directors Meeting is scheduled for August 22<sup>nd</sup>, 2017.

**ADJOURNMENT**

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned to executive session at 6:22 p.m.

Respectfully submitted,

Cory Frazier, Recording Secretary

**APPROVED:**

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

8/22/17  
\_\_\_\_\_  
Date

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

8/22/17  
\_\_\_\_\_  
Date