

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
JULY 25, 2023**

- CALL TO ORDER:** Community Association Manager, Michelle Monahan, called the Board of Directors meeting of the Belsera Community Association to order at 5:33 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:** Twelve (12) interested homeowners.
- EXECUTIVE SESSION DISCLOSURE:** During the June 27, 2023 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 five (5) owners present. Topic discussed:
- Assessment Increase
 - Annual Elections Inquiry
 - Brush Maintenance – Job Quality
 - Green Waste Trash Bins
 - Tracking Water Usage Readings
 - Special Assessment delayed to begin September / October
- APPROVAL OF MINUTES:** **June 27, 2023, General Session Minutes**
Management provided the Board of Directors with the draft General Session minutes of the June 27, 2023, General Session Meeting.
- After discussion and upon a motion duly made, seconded, and unanimously carried, the Board approved the June 27, 2023, General Session Minutes with revisions to the insurance renewal. (Mayeski/Schulte)*
- FINANCIAL REPORTS:** **Financial Report – June 2023**

Management presented the Board with the financials ending June 2023.

In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending June 2023. 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 2023 financial statements pending the annual review. (James/Mayeski)

Resolution 5380 (b) (6) - June 2023

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 May 2023 as presented. (James/Mayeski)

Special Assessment Resolution

Management presented the Board with a Resolution for the Special Assessment as drafted by legal counsel, to be approved and distributed 30-days prior to the start date of the special assessment.

Upon a motion duly made, seconded and carried unanimously, the Board approved the Special Assessment Resolution as drafted by legal counsel to be distributed to membership by US postal mail along with notice of the \$605.00 special assessment, split into two (2) separate monthly billing of \$302.20, effective September 1, 2023. Late fees will apply per the Association's Collection Policy. (Corporales/Mayeski)

ACTION ITEMS:

Green Valley Landscape Increase

Management presented the Board with a contractual increase letter from Green Valley Landscape effective 2024 as follows:

- Current Monthly Fee - \$\$13,565.00
- Increase per Month - \$ \$678.00
- New Monthly Fee Effective 2024 - \$14,243.00
- Monthly Addt'l Waiver of Subrogation - \$195.00

Upon a motion duly made, seconded and carried unanimously, the Board approved the monthly increase effective 2024; however, they do not approve the additional monthly subrogation fee of \$195.00 as this is a company insurance premium that should not be passed on to the client. (Corporales/Mayeski)

Waste Management - Green Waste Cans

The Board discussed possible options to allow those who do not want to keep the recently distributed green waste cans by Waste Management per California state law. Following discussion, it was determined that the cost to switch out to larger shared bins was too high to entertain. The Board will discuss alternate options for those wanting to opt out.

Pool Restroom Floors

Management informed the Board that the bathroom floors were steam cleaned by janitorial upon their recommendation. Informational only.

-
Pool Guests

**OWNER COMMENTS /
REQUESTS:**

Management provided the Board with a concern from an owner about pool privilege abuse as they felt several kids with moms who were not members, but invited by a member, were utilizing the pool area. This was informational only for any comments or recommendations by the Board. The Association does not have a pool monitoring contract to check guest attendance.

Insurance Comment

Management received emails from an owner regarding the insurance policy increase and the CCRs. Management's response was not sufficient enough for the owner; therefore, management invited the owner to attend the meeting to discuss further with the Board. It was noted that management also reached out to another insurance agent highly respected for their opinion. Informational only.

Next Meeting

The next Regular Meeting is scheduled for August 22, 2023, 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 6:51 p.m.

APPROVE:



Board Member

08/29/2023

Date