

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

**July 28, 2015**

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:25 p.m. by Simon Mayeski, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Simon Mayeski, President  
Ralph Kingery, Treasurer  
Carol Corporales, Secretary  
Bonnie Alexander, Director
- ABSENT** Martin Molina, Vice President
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management  
Karoline Whitaker, Recording Secretary, Walters Management  
Interested Homeowners
- HOMEOWNER FORUM** The meeting was opened for homeowner commentary. Topics brought before the Board for discussion were:
- Solar panels
  - Burglary
- EXECUTIVE SESSION DISCLOSURE** During the 06/23/15 Executive Session Board meeting, the Board approved prior meeting minutes and held a violation hearing.
- ANNUAL ELECTION RESULTS** In accordance with Civil Code §5120(b), the results of the Reconvened Annual Election held on 07/28/15 are:
- |                     |           |         |
|---------------------|-----------|---------|
| 1. Carol Corporales | 111 votes | Elected |
| 2. Simon Mayeski    | 107 votes | Elected |
- Each elected member will serve a 2-year term.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the June 23, 2015 Board meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of the June 23, 2015 Board meeting as submitted. (Kingery/Alexander)
- TREASURER'S REPORT** In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the months ending June 2015. 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 accepted the June 2015 financial statements pending the annual review. (Kingery/Alexander)

**RESOLUTION TO  
RECORD A LIEN**

The Board reviewed the Aging Report as of 07/27/15.

Upon a motion duly made, seconded, and unanimously carried; the Board authorized the recording of a lien against the property of account 155193 to collect on delinquent assessments in the amount of \$1,021.40 in accordance with the Association's Collection Policy and Civil Code requirements. (Mayeski/Kingery)

**ACTION BY WRITTEN  
CONSENT**

The following motion was approved by a Board majority via email:

- ARS Proposal to repair a hot water slab leak at 11336 Camino Playa Cancun #5 in the amount of \$4,490.00.

Upon a motion duly made, seconded and carried unanimously; the Board voted to ratify the action taken outside of a meeting for approval of the ARS proposal in the amount of \$4,490.00. (Kingery/Alexander)

**PROPERTY REPAIR  
PROPOSALS**

The Board reviewed a proposal submitted by Protec Building Services in the amount of \$5,657.00 for sidewalk replacement behind 11174 and adjacent to 11182.5.

A motion was duly made and seconded for approval of the proposal in the amount of \$5,657.00. Upon voting, the motion failed. (Mayeski/Alexander)

The Board reviewed following proposals submitted by Restoration Systems and Consulting:

- Proposal in the amount of \$1,655.00 for balcony repairs at 11320 Camino Playa Cancun #3.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to approve the proposal in the amount of \$1,655.00. (Kingery/Corporales)

- Proposal in the amount of \$525.00 to reseal balcony at 11260.5 Portobelo.

According to the CC&Rs, the outermost layer of the deck/patio floor is homeowner's responsibility to maintain and repair.

A motion was duly made and seconded to disapprove the proposal in the amount of \$525.00. The motion passed. (Kingery/Simon)

The Board reviewed following proposals submitted by Pestgon:

- Proposal in the amount of \$2,425.00 for rodent exclusion of building 11386 Camino Playa Cancun.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to approve the proposal in the amount of \$2,425.00. (Kingery/Corporales)

- Proposal in the amount of \$1,140.00 for local termite treatment at

11306 Camino Playa Cancun #6.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to approve the proposal in the amount of \$1,140.00. (Kingery/Mayeski)

## **LANDSCAPE PROPOSALS**

The Board reviewed the following proposals submitted by Green Valley Landscape:

- Proposal in the amount of \$710.00 to remove the Melaleuca tree at 11332 Portobelo #3 that is lifting 2 a/c units and replace with a Crape Myrtle.

There was discussion that the Melaleuca tree should not be replaced.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to approve the removal of the Melaleuca tree without replacement for \$600.00. (Mayeski/Kingery)

- Proposal in the amount of \$47,083.00 to install river rock in the small planter areas (fingers) between the driveways throughout the Association.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to approve the proposal in the amount of \$47,083.00. (Corporales/Kingery)

## **HOMEOWNER REQUEST FOR REIMBURSEMENT**

The Board reviewed a request for reimbursement in the amount of \$188.00 for plumbing expenses incurred to clear tree roots from a drain at 11352 Portobelo #2.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to approve the reimbursement request in the amount of \$188.00. (Alexander/Kingery)

## **PATIO SLAB REPLACEMENT**

The Board reviewed a proposal submitted by Restoration Systems & Consulting in the amount of \$2,652.00 for replacement of the patio slab at 11368 Portobelo #2 to repair a drainage issue.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to approve the proposal in the amount of \$2,652.00. Ralph Kingery abstained from the vote. (Alexander/Corporales)

## **CLUBHOUSE AT UPPER POOL**

There was no further discussion of this item.

## **INFORMATIONAL ITEMS**

The Board reviewed the following informational items:

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

- Map

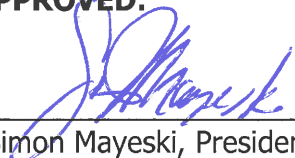
**ADJOURNMENT**

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned at 7:34 p.m.


Respectfully submitted,

Karoline Whitaker, Recording Secretary

**APPROVED:**

  
\_\_\_\_\_  
Simon Mayeski, President

8/25/15  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
~~Carol Corporales~~, Secretary Date  
Bonnie Alexander