

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

August 13, 2012

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:08 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
- HOMEOWNER FORUM** There were no homeowners present.
- EXECUTIVE SESSION DISCLOSURE** At the July 24, 2012 Executive Session meeting, the Board conducted a violation hearing.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the July 24, 2012 Board meeting.

Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved the Regular Session minutes from the July 24, 2012 Board meeting with the indicated correction. (Mayeski/Pembroke)
- TREASURER'S REPORT** The Board reviewed the July 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 July 2012 financials as submitted, pending audit. (Mayeski/Kingery)
- AGING REPORT & LIEN RESOLUTIONS** This item is tabled to the next meeting.
- GATE PROPOSAL** The Board reviewed a proposal submitted by Alpine Fence in the amount of \$3,000 to replace the existing aluminum lower pool gate with a 7' galvanized steel gate.

Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved the Alpine Fence proposal in the amount of \$3,000.00. (Mayeski/Pembroke)

The Board discussed the option of additional security measures for the pool gate. The Board would like Management to obtain pricing for rekeying the pool gates and options to have unit addresses associated with the key.

PARKING RULES

The Board reviewed the latest version of the proposed parking and pool rules.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the pool rules as submitted by the Board.
(Kingery/Pembroke)

Upon a motion duly made and seconded the Board voted to approve the parking rules as submitted by the Board. The motion passed.
(Kingery/Pembroke)

RED CURB PAINTING

The Board reviewed maps with proposed red curb painting to be completed by Western Towing.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve all curbs and streets within Belsera to be designated as fire lanes and painted red. (Pembroke/Dean)

PET WASTE STATIONS

The Board reviewed pricing for additional pet waste stations at a cost of \$312.00 per station.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the purchase and installation of two (2) additional pet stations for a total cost of \$624.00. (Kingery/Dean)

LANDSCAPE PROPOSAL

The Board reviewed a proposal submitted by Green Valley Landscape in the amount of \$4,566.00 for the upgrade of 10 areas to include removing existing shrubs, trees or grass and install new plant material and proper irrigation.

The Board requests an increase in the amount of proposed shrubs at area 6, 7, and 9 for an additional cost of \$300.00

Upon a motion duly made, seconded and carried unanimously, the Board voted to approve the revised Green Valley Landscape proposal in the amount of \$4,866.00 (Kingery/Mayeski)

GUTTER AND DOWNSPOUT CLEANING

The Board reviewed the following proposals for the annual gutter and downspout cleaning:

- Restoration Systems in the amount of \$7,985.00
- Protec Building Services in the amount of \$12,017.00

Upon a motion duly made, seconded and carried unanimously, the Board voted to approve the proposal submitted by Restoration Systems in the amount of \$7,985.00. (Pembroke/Kingery)

ARCHITECTURAL APPLICATION

The Board reviewed an architectural application submitted by the owners of 11086 Portobelo for the installation of replacement windows and sliding glass door.

The Board requests additional documentation regarding the placement of necessary gridlines.

**INFORMATIONAL
ITEMS**

The Board reviewed the following informational items:

- Action list
- Work order log
- Correspondence
- Calendar/Map

ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the Regular Session meeting was adjourned at 7:45 p.m and the Board entered Executive Session.



Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:

Ralph Kingery, President

Date

  9/25/12

Patricia Dean, Secretary

Date