

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

August 22, 2017

CALL TO ORDER

The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 p.m. by Carol Corporales, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124

MEMBERS PRESENT

Carol Corporales, President
Martin Molina, Vice President
James Gianelli, Director
Victor Gianelli, Secretary
Simon Mayeski, Treasurer

MEMBERS ABSENT

None

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. The following topics were discussed during homeowner forum:

- Repayment for deck refinishing
- Bench in park area

**EXECUTIVE SESSION
DISCLOSURE**

At the July 25, 2017 Executive Session meeting, the Board discussed the following:

- Approval of minutes
- Hearings

**APPROVAL OF
MINUTES**

The Board reviewed the minutes of the July 25, 2017 Board meeting.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of July 25, 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 July 25, 2017 financial statements pending the annual review.

**ORGANIZATIONAL
MEETING**

The Board requires an organizational meeting following an annual election. James Gianelli and Carol Corporales were nominated for Board President. Victor Gianelli and James Gianelli voted for James Gianelli for Board President. Simon Mayeski, Martin Molina and Carol Corporales voted for Carol Corporales as Board President.

James Gianelli was nominated for Vice President and was voted in unanimously.

Simon Mayeski was nominated for Treasurer. The nomination passed with Simon Mayeski opposing.

Martin Molina was nominated for Secretary and was voted in unanimously.

Victor Gianelli took the position of Director by default.

PROPERTY REPAIRS

Rodent Exclusion

The Board discussed a proposal to install rodent intrusion prevention and repair existing entryways on 11306 Camino Playa Cancun by Pestgon, Inc in the amount of \$3,394.00.

Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal in the amount of \$3,394.00.

LANDSCAPING PROPOSALS

Alder Tree Removal

The Board reviewed and discussed a proposal to remove a dead alder tree near 11340 Portobelo unit 5 in the amount of \$500.00.

Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal in the amount of \$500.00.

BENCH

A homeowner placed a bench in the common area and is willing to will it to the association and accept liability if the association allows it to stay. The board discussed the request. A motion was duly made and seconded to allow the bench to remain under these conditions, but failed. (J. Gianelli and V. Gianelli in favor. Mayeski, Corporales and Molina opposed.)

PLAY STRUCTURE

The Board discussed the placement of a play structure in the common area several bids prepared by a representative from Tot Lot. The Board discussed placement of sand or wood chips and reviewed the structure proposed by management. The board directed management to obtain multiple bids for placement of the sand as well as similar play structures.

RESERVE RECOMMENDATION

The board reviewed and discussed a reserve recommendation prepared by Brian Lynn of Morgan Stanley.

Under a motion duly made, seconded and carried unanimously; the Board approved the reserve recommendation.

LED LIGHT UPDATE

The Board discussed replacement of Belsera lighting with LED lights to save on energy bills. Benesh electric had provided a detailed cost breakdown for materials and installation. The Board requested management inquire as to the cost of a permit for just lighting in the carports and to bring in a sample. Upon a motion duly made, seconded and carried unanimously; the Board approved replacement of 63 carport fixtures in an amount not to exceed \$20,000.

HARDWOOD FLOORING

The board discussed hardwood flooring due to a unit which had flooring grandfathered into the unit. The Board directed management to ask the attorney if the board could allow a variance which expires upon sale or rental of the unit. The Board also directed management to offer to pay for carpet installation in the grandfathered unit.

ANNUAL VOTING

The Board discussed annual voting procedures regarding cumulative voting and potentially amending the by-laws to allow cumulative voting in years in which only two seats were available.

WINDOW GRID RESOLUTION

The Board reviewed and discussed a resolution to require homeowners to have at least some of the original style grids on their windows per the CC&Rs. Upon a motion duly made, seconded and carried unanimously; the Board approved the resolution.

ACTION BY WRITTEN CONSENT

The Board reviewed an action by written consent to repair a slab leak in the amount of \$5,680.00.

Upon a motion duly made, seconded and carried unanimously; the Board ratified the action.

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 September 26nd, 2017.

