

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
August 22, 2023**

- CALL TO ORDER:** Community Association Manager, Michelle Monahan, called the Board of Directors meeting of the Belsera Community Association to order at 5:42 p.m., via Zoom.
- BOARD MEMBERS PRESENT:** Ken Schulte, President
Simon Mayeski, Vice President
Carol Corporales, Secretary
- ABSENT:** Melissa James, Treasurer
- MANAGEMENT REPRESENTATIVES:** Michelle Monahan, Community Manager, Walters Management
Jenny Voss, Recording Secretary, Walters Management
- OTHERS PRESENT:** Eight (8) interested homeowners.
- EXECUTIVE SESSION DISCLOSURE:** During the July 25, 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 eight (8) owners present. Topic discussed:
- Special Assessment Inquiry
 - Shopping Insurance Bids
 - Waste Management – Green Waste Bins
 - Tree bark on Carports
 - Tracking Water Usage Readings
- APPROVAL OF MINUTES:** July 25, 2023, General Session Minutes
Management provided the Board of Directors with the draft General Session minutes of the July 25, 2023, General Session Meeting.
- After discussion and upon a motion duly made, seconded, and unanimously carried, the Board approved the July 25, 2023, General Session Minutes with revisions. (Corporales/Mayeski)*
- FINANCIAL REPORTS:** Financial Report – July 2023

Management presented the Board with the financials ending July 2023.

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

Resolution 5380 (b) (6) – July 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 July 2023 as presented. (Mayeski/Shulte)

Collections-APN:373-521-31-24

Massie Berman requested to file a new Lien for the APN provided in the Executive Session.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the to record the new lien. (Schulte/Mayeski)

COMMITTEE REPORTS: Landscaping

Management presented the Board with the landscape walkthrough notes and punch list for July 2023. The following points were made by the Board and will be relayed by management to Green Valley Landscaping:

- Requested landscape walk change of date to the 4th Tuesday of each month (day of Board meeting)
- Objection to adding Carpet Red Roses in areas #3 & #8 as noted in the punch list.

ACTION ITEMS: Belsera Signage

Management provided information obtained by Board member, Ken Shulte, for the replacement of signage throughout the community. This information was gathered a few years ago as this project was placed on hold following Covid. The Board would now like to revisit this project. There is no action at this time; management will work closely with Ken to gather more details.

**OWNER
REQUESTS/CONCERNS:**

Tree Request

Management provided the Board with correspondence from an owner unhappy about a tree(s) that shed near their unit. A professional arborist was sent out to assess the tree and it was determined there is no need to have the tree removed; the only issue with the tree is leaves naturally falling. The Board agreed there is no need to remove the tree(s); management will follow up with the arborist on the trimming schedule for these palms. The estimated time for completion of the palm trimming was 3-4 weeks starting August 14th.

Rain Gutter Request

Management provided the Board with correspondence from an owner with concerns about a portion of the rain gutter over her unit being rusted. Following review of the concerns, the Board asked management to have Restoration Systems inspect the portion of gutter for any possible needed maintenance / painting.


Next Meeting

The next Regular Meeting is scheduled for September 26, 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 6:34 p.m.

APPROVE:



Board Member

10/03/2023

Date