

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

August 23, 2011

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:02 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
Interested Homeowners
- HOMEOWNER FORUM** The meeting was opened for comments from homeowners. The following topics were brought before the Board for discussion:
- Parking/towing
 - Insurance
- APPROVAL OF MINUTES** The Board reviewed the minutes of the July 14, 2011 Board meeting.
- Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved the Regular Session minutes from the July 14, 2011 Board meeting as submitted. (Mayeski/Kingery)
- TREASURER'S REPORT** The Board reviewed the July 2011 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 2011 financials as submitted, pending audit. (Mayeski/Kingery)
- AGING REPORT** The Board reviewed the 8/23/11 Aging Report.
- No action was taken
- RATIFICATION OF ACTION TAKEN OUTSIDE OF A MEETING** The following motion was unanimously approved by the Board via email:
1. Proposal to repair drywall damage to 11166 Portobelo submitted by Paul Davis Restoration in the amount of \$1,989.15.
- Upon a motion duly made, seconded and carried unanimously; the Board voted to ratify the action taken outside of a meeting for the approval of the Paul Davis Restoration proposal in the amount of \$1,989.15. (Pembroke/Kingery)

**PARKING RULES &
REGULATIONS**

This item is tabled pending revision of the CC&Rs.

**DECK REPAIR
PROPOSAL**

The Board reviewed a proposal submitted by Protec Building Services in the amount of \$2,146.00 for the deck repair of 11138.5 Portobelo.

Upon a motion duly made and seconded; the Board approved the proposal submitted by Protec in the amount of \$2,146.00. (Pembroke/Dean) (Mayeski abstained) The motion carried.

**HOMEOWNER
REQUEST FOR
REIMBURSEMENT**

The decision to deny reimbursement to the homeowner of 11310 Camino Playa Cancun #3 in the amount of \$1,200.00 for the replacement of air ducts was made at the 06/28/11 Board meeting. The homeowner is asking the Board to reconsider that decision.

Upon a motion duly made, seconded, and carried unanimously; the Board voted to uphold the 6/28/11 decision and deny the request for reimbursement. (Corporales/Mayeski)

**MORGAN STANLEY
SMITH BARNEY**

The Board reviewed a recommendation from David Lynn of Morgan Stanley Smith Barney to continue to ladder the Reserve portfolio by decreasing the money market balance by making the following investments:

\$95,000 36-month CD (1.25%)
\$95,000 30-month CD (1.05%) after \$95,000 CD matures on 9/7/11
\$69,719 plus interest to remain liquid in the money market account

David Lynn also recommends continuing to ladder the Special Assessment money market account by making the following investment:

\$30,000 12-month CD (0.45%) after \$30,000 CD matures on 9/7/11
\$19,108 plus interest to remain liquid in the money market account

This item is tabled pending receipt of other investment options to be gathered by management.

**TREE REMOVAL
PROPOSAL**

The Board reviewed a proposal submitted by Western Tree Service in the amount of \$500.00 to remove 3 pear trees.

Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved the proposal submitted by Western Tree Service in the amount of \$500.00

NEW BUSINESS

Insurance Limits

The Board discussed the option of raising the limits of liability insurance. Insurance limits will remain at \$74, 595,400. No action was taken.

Landscaping

The Board reviewed a site plan submitted by JPBLA for the landscape

renovation of the area between 11376 – 11368 Portobelo.

Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved the site plan for the area between 11376 – 11368 Portobelo. (Mayeski/Pembroke)

There was a discussion on the current changes to landscape areas made by the new landscape company, Green Valley Landscape. The Board requests that management obtain a plan from the landscape architect to use the bare slope area as a test site for new planting materials and obtain proposals from landscapers to implement the approved landscaping plan.

FHA Recertification

There was a discussion on the current status of the recertification of Belsera for FHA approval.

Audit Proposal

The Board reviewed a proposal submitted by Jose M. Mejares, CPA in the amount of \$1,050.00 for year end audit and tax return preparation.

Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved the proposal submitted by Jose M. Majares, CPA in the amount of \$1,050.00 (Mayeski/Kingery)

Architectural Application

The Board reviewed an architectural application submitted by 11368 #2 Portobelo for the screening of two existing a/c units.

Upon a motion duly made and seconded; the Board of Directors voted to deny the application. The motion carried.

Homeowner Request for Parking

The Board reviewed a request from 11206 Portobelo for utilization of guest parking until 9/18/11.

Upon a motion duly made, seconded, and unanimously carried; the Board of Directors voted to approve the request.

Roofing Status

The Board reviewed proposals submitted by Paradise Roofing Company for the repairs of the following building roofs for a cost of \$309,410.00 minus an 8% discount for a total cost of \$284,657.00 :

Unit 1:	Bldg 1	\$18,930.00	Bldg 9	\$9,745.00	Bldg 19	\$12,325.00
	Bldg 2	\$21,605.00	Bldg 13	\$22,380.00	Bldg 20	\$18,535.00
	Bldg 4	\$22,425.00	Bldg 15	\$20,395.00	Bldg 21	\$21,245.00
	Bldg 6	\$23,870.00	Bldg 18	\$20,745.00	Bldg 23	\$18,820.00

Upon a motion duly made, seconded, and carried unanimously; the Board voted to suspend the \$50.00 typically imposed for a 1st-time offense pending any further incidents of this nature. (Dean/Kingery)


ADJOURNMENT

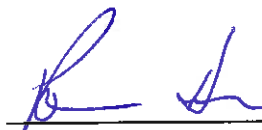
There being no further business before the Board of Directors, the Executive Session meeting was adjourned at 8:25 PM.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:

 9/27/11
Ralph Kingery, President Date

 9/27/11
Patricia Dean, Secretary Date