

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

August 23, 2016

- 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
Simon Mayeski, Treasurer
Martin Molina, Vice President
Victor Gianelli, Secretary
James Gianelli, Director
- 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. No topics were brought before the Board for discussion.
- EXECUTIVE SESSION DISCLOSURE** The Board did not adjourn to Executive Session after the July 25, 2016 General Session meeting.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the July 25, 2016 Board meeting.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of the June 25, 2016 Board Meeting. (Mayeski/Corporales)
- 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 July 2016. 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 accept the July 2016 financial statements pending the annual review. (Mayeski/V. Gianelli)
- DELINQUENT ACCOUNT** The Board reviewed account number 69362 which is delinquent in the amount of \$3601.40 and currently has a lien filed.

Under a motion duly made, seconded and carried unanimously; the Board voted to turn account 69362 over to attorneys for further action.

PROPERTY PROPOSALS **11346 Portobelo Dr. #2**

The Board reviewed and considered a leak and mold remediation proposal for 11346 Portobelo Dr. #2 in the amount of \$1,315.00.

Upon a motion duly made, seconded and carried unanimously; the Board approved the remediation proposal. (Corporales/J. Gianelli)

Rodent Proposals

The Board reviewed and considered an insulation repair proposal for 11366 Camino Playa Cancun in the amount of \$2,980.00; a proposal to seal off 11044 Portobelo Dr. against rodent intrusion in the amount of \$3,816.00 and a proposal to seal off 11010 Portobelo Dr. against rodent intrusion in the amount of \$3,601.00.

Upon a motion duly made, seconded and carried unanimously; the Board approved the three proposals. (Corporales/V. Gianelli)

CATHODIC LEAK PROTECTION

The Board discussed Cathodic leak protection in the Belsera pipes. The Board tabled the discussion until further research could be done by Management.

HARDWOOD FLOORING

The Board discussed a possible variance in the hardwood flooring restrictions at Belsera. The interested homeowner was present to discuss the issue. The Board was not willing to grant a variance unless the owner could prove the flooring met the soundproofing requirements of Belsera.

TOWING REFUND

The Board discussed the parking rules of the Belsera complex and whether to refund the towing charge of a resident whose guest was towed. The Board directed security to give a new warning each year.

Under a motion duly made and seconded; the Board denied the resident's request for reimbursement. (J. Gianelli/V. Gianelli) (Molina, Mayeski and Corporales voting against)

NEW BUSINESS

Pool Security

A security guard for the company did not show up to work for several days. The guard has since been fired and Belsera was not charged for his last two shifts.

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 to Executive Session at 7:31 p.m.

Respectfully submitted,

Cory Frazier, Recording Secretary

APPROVED:



Carol Corporales, President 9/27/16 Date



Victor Gianelli, Secretary 9/27/2016 Date