

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

**August 24, 2010**

- MEMBERS PRESENT** Simon Mayeski, President  
Carol Corporales, Vice President  
Leslie Pembroke, Treasurer  
Ralph Kingery, Secretary  
Patricia Dean, Director
- ABSENT** None
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management  
Karoline Whitaker, Recording Secretary, Walters Management  
David Lynn, Morgan Stanley Smith Barney  
JPBLA Landscape Architecture representatives  
Interested Homeowners
- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:01 p.m. by President, Simon Mayeski, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- APPROVAL OF MINUTES** Upon a motion duly made, seconded and unanimously carried, the Board of Directors approved the Regular Session minutes from the July 20, 2010 meeting. (Mayeski/Pembroke)
- HOMEOWNER FORUM** The following item was discussed during Homeowner Forum:
- Suggestion to help resolve noise complaints between residents.
- TREASURER'S REPORT** The Board reviewed the July 2010 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). A motion was duly made and carried unanimously to approve July 2010 financials as submitted pending audit. (Pembroke/Corporales)
- AGING REPORT/  
RESOLUTION TO  
RECORD A LIEN** The Board reviewed the Aging Report as of 07/25/10 and a Resolution to Record a Lien against the following delinquent account:  
(Pembroke/Mayeski)
- 383-036842
- Upon a motion duly made, seconded and carried unanimously, the Board voted to send the following delinquent accounts to the attorney to serve the notice of initiation of foreclosure. (Pembroke/Kingery)
- 383-001420
  - 383-137620

**RATIFICATION OF ACTION TAKEN OUTSIDE OF A MEETING**

The following proposal was unanimously approved by the Board via email:

1. Aqua Pool Service – (\$2,193.00) Upper spa filter and pump replacement.

Upon a motion duly made, seconded and carried unanimously, the Board voted to Ratify the action taken outside of a meeting and approve the Aqua Pool Service proposal in the amount of \$2,193.00. (Kingery/Pembroke)

**MORGAN STANLEY RECOMMENDATIONS**

The Board reviewed a recommendation from David Lynn to continue to ladder the Reserve portfolio and reduce the money market balance by making the following investments:

- \$95,000 3-month CD
- \$95,000 6-month CD
- \$95,000 9-month CD
- \$95,000 12-month CD
- \$95,000 18-month CD
- \$95,000 24-month CD
- \$59,706 plus interest to remain in the money market account

Upon a motion duly made, seconded and carried unanimously, the Board voted to accept the recommendation from Morgan Stanley Smith Barney. (Pembroke/Dean)

**PAVING PROPOSAL**

The Board reviewed a proposal from Aztec Paving for the paving of three (3) areas within the community that have been damaged by the City of San Diego Water Department. The Board would like a revised proposal to include only areas 2 & 3. Once received, the Board will vote by written consent.

**SECURITY PROPOSALS**

The Board requested to table this item until April 2011.

**ARCHITECTURAL DISCREPANCIES**

The Board requested to table this item for next month’s meeting.

**JPBLA LANDSCAPE FINDING**

Representatives from JPBLA Landscape Architecture presented their findings from site inspections held on June 11, 12 & 14 2010.

**INFORMATIONAL ITEMS**

The Board reviewed the following informational items:

- Action list
- Walkthrough list
- Work order log
- Correspondence
- Unit listing
- Map/Calendar

**ADJOURNMENT**

There being no further matters to come before the Belsera Board of Directors, the meeting was adjourned at 7:56 p.m.

Respectfully Submitted,

Karoline Whitaker, Recording Secretary

**APPROVED:**

  
\_\_\_\_\_  
Simon Mayeski, President

9/28/10  
Date

  
\_\_\_\_\_  
Ralph Kingery, Secretary

9/28/10  
Date