

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

August 25, 2009

- 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
Brittany Joseph, Recording Secretary, Walters Management
- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 p.m. by President, Simon Mayeski, at the Tierra Santa Recreation Center, 1120 Clairemont Mesa boulevard, San Diego Ca 92124.
- EXECUTIVE DISCLOSURE** Simon Mayeski, President, provided a summary of the Executive Session meeting held on June 23, 2009.
- HOMEOWNER FORUM** The following items were brought up for discussion by homeowners:
- Sound proofing for floor installations in units.
 - Landscaping and the different plant types.
- APPROVAL OF MINUTES** Upon a motion duly made, seconded and unanimously carried the Board of Directors approved the Regular Session minutes from the June 23, 2009 meeting. (Mayeski/ Kingery)
- TREASURER'S REPORT** The Board reviewed the June 2009 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 June 2009 financials as submitted pending audit. (Leslie Pembroke)
- ARCHITECTURAL APPLICATION** 11252 Portobelo Dr.- This unit submitted an application for installation of new windows. The windows did not include the proper griding required per the Architectural Guidelines.
- Upon a motion duly made, seconded, and carried unanimously, the board denied the request. (Pembroke/ Kingery)
- WASTE MANAGEMENT** The Board reviewed correspondence sent to management requesting that the Service day for trash pick up be moved from Thursday to Wednesday.
- Upon a motion duly made, seconded, and carried unanimously, the Board voted to approve the request to move the trash pick up service day to Wednesday. (Pembroke/ Kingery)

BENCHMARK REPLANT PROPOSAL

The Board reviewed photos of proposed plants to fill the dead areas throughout the community. Management will obtain more bids.

AQUA POOL SERVICE

The Board reviewed a proposal for tab feeders for both pools in the amount of \$1,140.00 as well as a proposal for the upper pool for a tandem filter in the amount of \$1,099.00.

Upon a motion duly made, seconded, and carried unanimously, the Board approved the Aqua Pools proposal. (Pembroke/ Dean)

CATHODIC PROTECTION

The Board reviewed a revised proposal from Leak Control Services for the Cathodic Protection.

Upon a motion duly made, and seconded with two apposed, the Board approved the Cathodic Protection proposal from leak Protection Services. (Kingery/ Dean)

11360 DECK REPAIR

The Board reviewed a proposal from Apex to repair the deck of 11360 Portobelo dr. in the amount of \$3,591.32.

Upon a motion duly made, seconded and carried unanimously, the Board approved the Apex proposal. (Kingery/ Leslie)

The Board would also like for management to have a second opinion to inspect the deck while apex make the repairs and determine what may cause the spongy spots.

TREE TRIMMING

The Board reviewed a proposal from New Way, Western Tree Service, and Four Seasons, to do the annual trimming throughout the property.

Upon a motion duly made, seconded, and carried unanimously, the Board approved the western tree proposal. (Pembroke/ Kingery)

WATER DAMAGE TO 11078 PORTOBELLO DR.

The owner of unit 11078 Portobelo dr. submitted a request to be reimbursed in the amount of 1,121.00 for repairs for water damage that was caused by a water tube kink in the waterline.

POOL FENCING PROPOSAL

The Board reviewed a proposal from saddleback Fence and Bear Fence to replace the fencing around the pool area.

Upon a motion duly made, seconded, and carried unanimously, the board approved the proposal from Saddleback in the amount of 27,769.00, pending amendments to make 45 degree angles in place of the curves that are currently in place.(Pembroke/ Kingery)

BUILDING PLAN WEB HOSTING

The Board reviewed a proposal to from Mesa Reprographics to have the building plans of all the units uploaded to the website.

Upon a motion duly made, seconded, and carried unanimously, the Board

voted to approve the proposal from Mesa Reprographics in the amount of \$49.70. (Kingery/ Corporales)

**ARCHITECTURAL
COMMITTEE**

The following Board members have volunteered to join the Architectural Committee:

- Pat Dean
- Leslie Pembroke
- Simon Mayeski

**TERMITE TENTING
11332 PORTOBELLO DR.**

The Board reviewed a proposal to do termite tenting for unit 11332 Portobello dr. in the amount of \$7,495.00.

Management will obtain a second bid.

**RATIFICATION FOR
ACTION TAKEN
OUTSIDE OF MEETING**

1. **11082 Portobello Dr-** There was a unanimous action to approve the \$2,700.00 to release any and all claims for water damage to the unit.

Upon a motion duly made, seconded, and carried unanimously, the Board approved the ratification of an action taken outside of the meeting regarding reimbursement to 1082 Portobello Dr. in the amount of \$2,700.00. (Pembroke/ Kingery)

2. A resolution was made and unanimously approved for the direction on the approval of hard wood flooring on units that are upstairs and above another unit.

Upon a motion duly made, seconded, and carried unanimously, the Board approved the ratification of an action taken outside of a meeting regarding the wood flooring. (Pembroke/ Kingery)

3. An Architectural enforcement policy was made and unanimously approved to revise the fine schedule.

Upon a motion duly made, seconded, and carried unanimously, the Board approved the ratification of an action taken outside of a meeting regarding the revision of the fine schedule. (Kingery/ Pembroke)

**AGING REPORT/
RESOLUTION TO
RECORD LIENS**

The Board reviewed the Aging report Summary as of August 14, 2009. The Board also reviewed four Resolutions to record liens for the following delinquent accounts:

1. 383-137640

Upon a motion duly made, seconded, and carried unanimously, the Board voted to approve recording a lien against account# 383-137640. (Pembroke/ Corporales)

2. 383-0014240

Upon a motion duly made, seconded, and carried unanimously, the Board voted to approve recording a lien against account# 383-0014240. (Pembroke/ Kingery)

3. 383-000600

