

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

August 25, 2015

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:02 p.m. by Simon Mayeski, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Simon Mayeski, President
Martin Molina, Vice President
Bonnie Alexander, Secretary
Ralph Kingery, Director
- ABSENT** Carol Corporales, Treasurer
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Karoline Whitaker, Recording Secretary, Walters Management
Interested Homeowners
- HOMEOWNER FORUM** The meeting was opened for homeowner commentary. The topic brought before the Board for discussion was a noise complaint.
- EXECUTIVE SESSION DISCLOSURE** The Board did not adjourn to Executive Session following the 7/28/15 General Session meeting.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the July 28, 2015 Board meeting.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of the July 28, 2015 Board meeting as submitted. (Kingery/Alexander)
- TREASURER'S REPORT** In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the months ending July 2015. 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 accepted the July 2015 financial statements pending the annual review. (Kingery/Alexander)
- RESOLUTION TO RECORD A LIEN** The Board reviewed the Aging Report as of 08/24/15.

Upon a motion duly made, seconded, and unanimously carried; the Board authorized the recording of a lien against the property of account 69362 to collect on delinquent assessments in the amount of \$1,178.80 in accordance with the Association's Collection Policy and Civil Code requirements. (Kingery/Alexander)
- ACTION BY WRITTEN CONSENT** The following motion was approved by a Board majority via email:
- ARS Plumbing proposal in the amount of \$4,802.00 to repair a hot water slab leak at 11158 Portobelo.

Upon a motion duly made, seconded and carried unanimously; the Board voted to ratify the action taken outside of a meeting for approval of the ARS proposal in the amount of \$4,802.00. (Kingery/Molina)

PROPERTY REPAIR PROPOSALS

The Board reviewed a proposal submitted by Protec Building Services in the amount of \$985.00 to grind down the sidewalk adjacent to 11182.5.

Upon a motion duly made, seconded and carried unanimously; the Board voted to approve the Protec Building Services proposal in the amount of \$985.00. (Kingery/Molina)

The Board reviewed following proposals submitted by Restoration Systems and Consulting:

- Proposal in the amount of \$2,470.00 for the installation of a drainage system and gutter repairs at 11330 Camino Playa Cancun #2.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to approve the proposal in the amount of \$2,470.00. (Kingery/Molina)

- Proposal in the amount of \$7,995.00 for the cleaning of all gutters and downspouts throughout the Association. There was discussion regarding the timing of the cleaning. Historically, gutter cleanings are performed late October. Having them cleaned early could result in the need to clean them again later in the year. It was stated that predictions for early rains due to an El Niño year are being made.

Upon a motion duly made and seconded, the Board of Directors voted to approve the gutter cleaning proposal in the amount of \$7,995.00 to begin mid-September. (Mayeski/Alexander)

The Board reviewed a proposal submitted by Alpine Fence, Inc. in the amount of \$1,100.00 to replace a section of fence at 11288 Portobelo.

A motion was made to approve the proposal in the amount of \$1,100.00. The motion was not seconded and subsequently failed. (Alexander)

The Board reviewed a proposal submitted by Green Valley Landscape in the amount of \$300.00 to remove a dead alder tree at 11212 Playa Baja.

Upon a motion duly made, seconded and carried unanimously; the Board voted to approve the Green Valley Landscape proposal in the amount of \$300.00. (Kingery/Mayeski)

YEAR-END REVIEW

The Board reviewed the 2014/2015 year-end financial review package submitted by Jose M. Mejares, CPA. The review found no material modifications necessary for the financial reports to be in conformity with

generally accepted accounting principles.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the 2014/2015 year-end review to be sent to the membership. (Mayeski/Kingery)

**RESERVE
RECOMMENDATION**

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

\$100,000 24-month CD

\$100,000 30-month CD

\$100,000 36-month CD

\$100,000 36-month CD

\$241,322 plus \$27,775 monthly contribution & interest to remain liquid

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the recommendation as submitted. (Mayeski/Kingery)

**BOARD MEMBER
RESIGNATION**

Ralph Kingery, Treasurer, announced his resignation from the Board effective immediately. The Board thanked Ralph for his many years of service to the Association.

The resignation creates a vacancy on the Board of Directors. Members interested in filling the vacancy should contact Walters Management.

NEW BUSINESS

Architectural Application

The Board reviewed the following architectural application:

- 11366 Camino Playa Cancun #5 – application for the installation of an exterior cable outlet

Upon a motion duly made and seconded, the Board voted to approve the architectural application as submitted. The motion passed. (Kingery/Molina)

**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 at 6:45 p.m.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:



Simon Mayeski, President

9/22/15

Date

~~Carol Corporales, Secretary~~ Date
Bonnie Alexander