

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

August 25, 2022

CALL TO ORDER Community Association Manager Robin Bacon, CCAM, CMCA called the Board of Directors meeting of the Belsera Community Association to order at 6:07 p.m., via Zoom.

BOARD MEMBERS PRESENT Simon Mayeski, Vice President
Carol Corporales, Treasurer
Melissa James, Secretary

BOARD MEMBERS ABSENT: Ken Schulte, President
James Gianelli, Director-at-Large

MANAGEMENT REPRESENTATIVES: Robin Bacon, Community Manager, Walters Management
Peri Sword, Recording Secretary, Walters Management

OTHERS PRESENT: One (1) interested homeowner and her significant other
(Called in to meeting at 6:15 p.m.)

One (1) owner called in early for a hearing.

EXECUTIVE SESSION DISCLOSURE: The Board held an Executive Session meeting following the June 26, 2022, General Session meeting to discuss enforcement matters.

HOMEOWNER FORUM: **Homeowner Forum**
A time was provided for homeowners in attendance to share any questions, comments, or concerns. At this time there were no owners who had called into the meeting, so the forum was closed.

APPROVAL OF MINUTES: **July 26, 2022, General Session and July 6, 2022, Emergency General Session Minutes**
Management provided the Board of Directors with the draft General Session minutes of the July 26, 2022, General Session Meeting and the July 6, 2022, Emergency General Session Meeting.

After review and discussion of the information provided, a motion was made, seconded, and unanimously carried to approve the July 26, 2022, General Session Meeting minutes, and the July 6, 2022, Emergency General Session Meeting minutes as submitted.

**FINANCIAL
REPORTS:**

Financial Reports – July 2022

Management sent out the July 2022 financial report today via email. The Board has not had the time to review them properly.

After review and discussion of the information provided, and upon a motion duly made, seconded, and unanimously carried, the Board tabled the July 2022 Financial Report. Management will put the July 2022 Financial Report as well as the August 2022 Financial Report on the agenda to discuss at the meeting scheduled for September 27, 2022.

Resolution 5380 (b) (6) – July 2022

Management presented the resolution related to approved Assembly Bill 2912, allowing for the payment of bills more than \$10,000.00 (i.e., water bills, etc.) between meetings. The enclosed resolution incorporates the language recommended by the Association's attorney and will be in every board packet in the future, updated to the current month.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the Resolution 5380 (b) (6) for July 2022 as presented.

**MANAGEMENT
REPORT:**

Management Report

Payment Plans

Management advised that there are owners requesting payment plans for the emergency special assessment and wondered if the Board would allow her to approve payment plans for those owners who requested to pay one half of the \$685.00 in September 2022 and the other half of the \$685.00 in October 2022.

After discussion and upon a motion duly made, seconded, and unanimously carried, the Board authorized Management to approve payment plans that request to pay one half of the \$685.00 emergency special assessment in September 2022 and the other half of the \$685.00 emergency special assessment in October 2022.

Ratify Repair

Management advised that the following proposal was approved between Board meetings since the last meeting on July 26, 2022:

11386-7 Camino Playa Cancun – Patio Scupper Repair

Management presented a proposal submitted by Restoration Systems & Consulting, Inc., to repair the patio drainage scuppers at 11386-7 Camino Playa Cancun to prevent water back-up on the patio for \$760.00. This was approved because it was under the Management spending cap.

Upon a motion duly made, seconded, and unanimously carried, the Board ratified the previously approved proposal from Restoration Systems to repair the patio drainage scuppers at 11386-7 Camino Playa Cancun for \$760.00.

Property Repair

Management presented a proposal that required Board approval:

1. Asphalt Repair from City Patch Recently Done

Management advised that there was a water issue that the City of San Diego repaired in the newly paved streets that needs to be repaired. Management explained that the Board can wait for the city to come back out to repair the asphalt properly, or the Board can have National Paving repair the city-damaged area of the asphalt. To that end, Management reached out to National Paving for a proposal to repair it properly. National Paving submitted a proposal to repair the damaged asphalt area properly for \$1,972.00.

After discussion and upon a motion duly made, seconded, and unanimously carried, the Board approved the proposal submitted by National Paving to repair the damaged asphalt for \$1,972.00. Management was directed to reach out to the Association's Legal Counsel to request the City of San Diego reimburse the Association for the repair.

HOMEOWNERS' FORUM:

Homeowners' Forum

The account holder #187788 called into the meeting at this time to discuss a concern. Her significant other was also on the call. They experienced a water loss in February 2022 and the Association repaired the leak and sent Restoration Systems & Consulting to repair the water damage in the living room and kitchen by replacing the drywall. The cabinets and flooring were not replaced as they are not an item for which the association is responsible per the

association's maintenance matrix. The owner and her significant other stated they believed the association should repair or replace the cabinets.

The Board explained that the association had never covered repair and replacement of cabinets, vanities, and the like. The owners still insisted that the association should repair and replace their cabinets. During the discussion, the owner said their piping was different than the rest of the piping throughout the association. Management said she would contact Restoration Systems to verify this and get back to them.

No Board action was taken at this time.

INFORMATIONAL ITEMS:

Informational Items

Management the following items to the Board for informational purposes only.

- Correspondence
- Site Map presented a site map for Board reference.

No Board action was required.

NEXT MEETING:

Next Meeting

The next Regular Meeting is scheduled for September 27, 2022 at 6:00 p.m. via Zoom.

ADJOURN:

Adjourn

There being no further business to come before the Board, the meeting was adjourned at 6:31 p.m. to go directly into Executive Session.

ATTEST:

Respectfully submitted,

Peri Sword, Recording Secretary

APPROVE:



09/28/2022

Board Member

Date

Board Member

Date

SIGNATURE CERTIFICATE

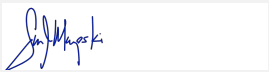


REFERENCE NUMBER

F5E3D6F8-2123-4E20-8071-E626F0BA0238

TRANSACTION DETAILS	DOCUMENT DETAILS
Reference Number F5E3D6F8-2123-4E20-8071-E626F0BA0238	Document Name 4-Minutes
Transaction Type Signature Request	Filename 4-minutes.pdf
Sent At 09/28/2022 15:42 PDT	Pages 4 pages
Executed At 09/28/2022 18:19 PDT	Content Type application/pdf
Identity Method email	File Size 255 KB
Distribution Method email	Original Checksum 096641c21605bdaa764f637984ea646047761e2fcc1e3615d77063e628028632
Signed Checksum 5a39c57b981cb56aa977a6b5e61a41dd2328ebdc8149b67d1ca95eeb7ee1980a	
Signer Sequencing Disabled	
Document Passcode Disabled	

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
Name Simon Mayeski	Status signed	Viewed At 09/28/2022 18:18 PDT
Email simon@mayeski.com	Multi-factor Digital Fingerprint Checksum 4d16b7292896c9e56cbb751bf62f0beceb89e756cd270609d008631329fbd0	Identity Authenticated At 09/28/2022 18:19 PDT
Components 2	IP Address 173.205.176.211	Signed At 09/28/2022 18:19 PDT
	Device Chrome via Windows	
	Drawn Signature 	
	Signature Reference ID 16E78F74	
	Signature Biometric Count 244	

AUDITS

TIMESTAMP	AUDIT
09/28/2022 15:42 PDT	Simon Mayeski (simon@mayeski.com) was emailed a link to sign.
09/28/2022 15:42 PDT	Robin Bacon (rbacon@waltersmanagement.com) created document '4-minutes.pdf' on Chrome via Windows from 207.7.104.130.
09/28/2022 18:18 PDT	Simon Mayeski (simon@mayeski.com) viewed the document on Chrome via Windows from 173.205.176.211.
09/28/2022 18:19 PDT	Simon Mayeski (simon@mayeski.com) authenticated via email on Chrome via Windows from 173.205.176.211.
09/28/2022 18:19 PDT	Simon Mayeski (simon@mayeski.com) signed the document on Chrome via Windows from 173.205.176.211.