

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
GENERAL SESSION MINUTES
AUGUST 25, 2026**

- CALL TO ORDER:** Community Association Manager, Robin Bacon, called the Board of Directors meeting of the Belsera Community Association to order at 5:31p.m., via Zoom.
- BOARD MEMBERS PRESENT:** Simon Mayeski, President
Ken Schulte, Treasurer
Jeff Norton, Director
Carol Corporales, Secretary
- ABSENT:** None.
- MANAGEMENT REPRESENTATIVES:** Robin Bacon, Community Manager, Walters Management
Natalia Medina, Assistant Community Manager, Walters Management
Victoria Castillo, Recording Secretary, Walters Management
(22) Homeowners in attendance
- OTHERS PRESENT:** None.
- EXECUTIVE SESSION DISCLOSURE:** During the July 28, 2026, Executive Session meeting, the following items were discussed:
- Minutes
 - Collections
 - Legal
 - Owner Requests
- HOMEOWNER FORUM:** Homeowner Forum
A time was provided for homeowners in attendance to share any questions, comments, or concerns. Topics for discussion included:
- Installation of Water Leak Detector in Garage
 - Change of Address Inquiry
 - Overgrown Landscape
- RATIFICATIONS:** This portion of the agenda was intended to formally ratify Board business approved between meetings, including repair proposals received. Under this format, the items were not discussed individually and were automatically ratified and approved unless pulled for separate consideration.
- 11386-6 Portobelo Dr – in the amount of \$4,980.00
 - 11386-6 Portobelo Dr – Interior repairs in the amount of \$1,415.00

Upon a motion made, seconded, and unanimously carried, the Board ratified the proposal for repairs at 11386-6 Portobelo Dr in the amount of \$4,980.00 and the proposal for interior repairs at 11386-6 Portobelo Dr in the amount of \$1,415.00. **(Mayeski/Norton)**

**APPROVAL OF
MINUTES:**

July 28, 2026, General Session Minutes

Upon a motion duly made and seconded, the Board unanimously approved the July 28, 2026, General Session Minutes. **(Norton/Mayeski)**

FINANCIAL REPORTS:

Financial Report - July 2026

Upon a motion made, seconded, and unanimously carried, the Board accepted the financial statements for the month ending June 30, 2026, pending the annual financial review by the Association's CPA as required by California Civil Code Section 5500. **(Norton/Schulte)**

Resolution 5380 (b)(6) - July 2026

Upon a motion made, seconded, and unanimously carried, the Board accepted the Civil Code 5380(b)(6) Resolution for the period ending July 2026. **(Corporales/Schulte)**

Collections

Management reported there were no lien actions requiring Board approval at this meeting.

Investment Recommendations

No action.

**MANAGEMENT
REPORT:**

Plumbing

Management continued to explore potential solutions regarding pressure regulators. As previously advised, the Association could not assume responsibility for the pressure regulators without an amendment to the governing documents. Management obtained two proposals for a plumbing company to inspect each pressure regulator within the community and prepare a report identifying units requiring replacement.

- Splash Plumbing in the amount of \$7,845.21.
- ARS in the amount of \$27,300.00. Management recommended working with this company due to its turnaround time and past work performed for the Association.

This item was tabled.

Repair Proposals

A. Gutter Cleaning

Management reported that Restoration Systems was scheduled to clean the gutters prior to potential Super El Niño rain events. The plan was to complete the gutter cleaning following the completion of tree trimming. The cost for this work was \$23,560.00.

Upon a motion made, seconded, and unanimously carried, the Board approved the Restoration Systems proposal in the amount of \$23,560.00 to clean the community gutters following completion of the tree trimming project.
(Norton/Schulte)

B. Belsera HOA – Orange Balcony Bid Comparison

No board action required at this time. Management was directed to determine the seven balconies in the poorest condition that require repairs first.

ADJOURNMENT: There being no further business to come before the Board, the meeting was adjourned to General Session at 6:38 p.m.

ATTEST: Respectfully submitted,

Victoria Castillo, Recording Secretary

APPROVE: Simon Mayeski
Board Member

09/23/2026

Date