

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

August 27, 2013

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 p.m. by President, Leslie Pembroke, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Leslie Pembroke, President
Simon Mayeski, Vice President
Ralph Kingery, Treasurer
Lisa Lehr, Director
- ABSENT** Patricia Dean, Secretary
- 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 comments. The topic brought before the Board for discussion was the repair status of a garage.
- EXECUTIVE SESSION DISCLOSURE** At the July 23, 2013 Executive Session meeting, the Board held violation hearings.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the July 23, 2013 Board meeting.

Upon a motion duly made, seconded and unanimously carried; the Board of Directors approved the Regular Session minutes of the July 23, 2013 Board meeting as submitted. (Kingery/Lehr)
- TREASURER'S REPORT** The Board reviewed the July 2013 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).

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the July 2013 financials as submitted, pending audit. (Kingery/Mayeski)
- AGING REPORT** Account 69213
This unit has been foreclosed on. Prior owner account balance is \$3,716.00

Upon a motion duly made, seconded, and unanimously carried; the Board voted to write off the past due balance of \$3,716.00 and send to collections. (Pembroke/Kingery)
- OWNER DOCUMENTATION** This item was tabled to the next meeting.
- LANDSCAPE PROPOSAL** The Board reviewed a proposal submitted by Green Valley Landscape in the amount of \$13,690.00 to add plants to the common area landscaping in areas identified by the Board as #1 priority.

Upon a motion duly made, seconded and carried unanimously; the Board voted to approve the Green Valley Landscape proposal in the amount of \$13,690.00. (Lehr/Kingery)

ARCHITECTURAL APPLICATION

The Board reviewed an architectural application submitted by the owners of 11366 Camino Playa Cancun #4 to remove a common area tree at the owners' expense. The owners have stated that the tree droppings are very messy and other remedies have not worked.

A motion was made to approve the application as submitted. The motion was not seconded and subsequently failed.

The Board discussed that approving the tree removal would set precedence for other residents to request the removal of trees. Management will research if the tree could be trimmed more often without causing damage to its health.

PARKING SIGNAGE

The Board reviewed the language for the new parking signage that will designate areas within the Association where residents may park in the uncovered guest parking spaces.

Management will order signs that read: Resident/Guest Parking with Permit

STRIPING PROPOSAL

The striping proposal was not sent to Management prior to the meeting. This item is tabled pending receipt of the proposal.

INFORMATIONAL ITEMS

The Board reviewed the following informational items:

- Action list
- Work order log
- Unit Escrow List
- Correspondence
- Calendar/Map

ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the Regular Session meeting was adjourned at 7:11 p.m. and the Board entered Executive Session.


Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:

Leslie Pembroke, President

Date



Patricia Dean, Secretary

9/24/13
Date