

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

**August 28, 2018**

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:10 p.m. by Carol Corporales, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Carol Corporales, President  
Simon Mayeski, Vice President  
Nancy Burke, Treasurer  
Gregory Sobko, Director  
Pat Dean, Secretary
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management  
Tamara Romero, Recording Secretary, Walters Management  
Interested Homeowners
- HOMEOWNER FORUM** During homeowner forum, the following topics were discussed:
- Painting questions
  - Landscaping
- EXECUTIVE SESSION DISCLOSURE:** The Board adjourned to Executive Session at the July 24, 2018 meeting.
- APPROVAL OF MINUTES:** The Board reviewed the minutes of the July 24, 2018 Board meeting.
- *Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of July 24, 2018 with changes.*
- FINANCIAL REPORT:** In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending July 2018. 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 moved to accept the July 2018 financial statements pending the annual review.*
- MANAGEMENT REPORT:**
- PROPERTY REPAIRS:** **Gutters and Downspouts**  
Management provided a cleaning proposal to the Board for the gutters and downspouts to include the garages and carports this year.
- *Upon a motion duly made, seconded and carried unanimously; the Board of Directors moved to accept the proposal as submitted.*

### **Unit 11076**

Management provided a proposal for the balcony repair of unit 11076.

- *Upon a motion duly made, seconded and carried unanimously; the Board of Directors moved to accept the proposal as submitted.*

### **ACTION BY WRITTEN CONSENT:**

#### **POOL HEATING:**

By action of written consent, the following plumbing repairs were approved by the Board:

1. 11250 sewer mainline repair
2. 11286 Portobelo Dr. cold water slab leak
3. 11366 CPC #4 slab leak

- *Upon a motion duly made, seconded and carried unanimously; the Board of Directors moved to accept the proposals as submitted.*

### **RESERVE RECOMMENDATION:**

Management provided a recommendation for their reserve account from David Lynn at Morgan Stanley.

- *Upon a motion duly made, seconded and carried unanimously; the Board of Directors moved to accept the proposal as submitted.*

### **DOGGIE STATIONS:**

Management provided a proposal and a map showing current locations of doggie waste stations.

- *Upon a motion duly made, seconded and carried unanimously; the Board of Directors moved to accept the proposal as submitted and choose the areas where they wanted the new stations.*

### **LANDSCAPE PROPOSALS:**

Management provided a proposal from Green Valley to remove and replace a dead pear tree and replace it with a crape myrtle tree with irrigation by 11360-4 Portobelo.

- *Upon a motion duly made, seconded and carried unanimously; the Board of Directors moved to accept the proposal as submitted.*

Management provided the Board a proposal for the upper tree removals recommended by Western tree in lower Belsera.

- *Upon a motion duly made, seconded and carried unanimously, the Board of Directors moved to accept the proposal with the exception of the Bradford Pear tree.*

**YEAR END REVIEW:** The year-end review completed by Jose Mejares and found that there were no material weaknesses in the report.

- *Upon a motion duly made, seconded and carried unanimously; the Board of Directors moved to accept the proposal as submitted.*

**NEXT MEETING:** The next Board of Directors Meeting is scheduled for September 25, 2018.

**ADJOURNMENT** There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned to executive session at 7:29 p.m.

Respectfully submitted,

Tamara Romero, Recording Secretary

**APPROVED:**

<u><i>Carmel-Coyne</i></u>	<u><i>9/25/18</i></u>	<u><i>Graig Sofko</i></u>	<u><i>09.25.18</i></u>
Board Member	Date	Board Member	Date