

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
GENERAL SESSION MINUTES
SEPTEMBER 22, 2026**

CALL TO ORDER:	Community Association Manager, Robin Bacon, called the Board of Directors meeting of the Belsera Community Association to order at 5:30p.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, Recording Secretary, Walters Management (20) Homeowners in attendance
OTHERS PRESENT:	None.
EXECUTIVE SESSION DISCLOSURE:	During the August 25, 2026, Executive Session meeting, the following items were discussed: • Minutes • Collections • Legal • Owner Requests
HOMEOWNER FORUM:	<u>Homeowner Forum</u> A time was provided for homeowners in attendance to share any questions, comments, or concerns. Topics for discussion included: • Front-door replacement design, architectural review, and owner maintenance responsibility. • Request for SB326 balcony repair completion report for mortgage lenders. • Leaking gutter/downspout connections at a lower-level patio; Management to provide existing video to the repair contractor • Winter heating of the lower pool and maintenance of the lower-level spa jets.
APPROVAL OF MINUTES	<u>August 25, 2026, General Session Minutes</u> Upon a motion duly made and seconded, the Board unanimously approved the August 25, 2026, General Session Minutes. (Mayeski/Norton)

FINANCIAL REPORTS: Financial Report – August 2026

Upon a motion made, seconded, and unanimously carried, the Board accepted the financial statements for the month ending August 31, 2026, pending the annual financial review by the Association's CPA as required by California Civil Code Section 5500. **(Mayeski/Norton)**

Resolution 5380 (b)(6) – August 2026

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

Collections

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

Investment Recommendations

No action.

**MANAGEMENT
REPORT:**

Plumbing

The Board reviewed Splash Plumbing (\$7,845.21) and ARS (\$27,300.00) proposals for pressure-regulator inspections. The Board directed Management to proceed with Association legal counsel regarding owner notices, access and maintenance responsibilities before implementing inspections

Upon a motion made, seconded, and unanimously carried, the Board approved the proposals as submitted. **(Mayeski/Norton)**

Repair Proposals

A. 11396 Camino Playa Cancun #2- Drywall repairs

Restoration Systems proposed drywall repairs damage due to a hot water line reroute. Work includes drywall installation, texture, and sealing throughout the living room, kitchen, hallway, closets, primary bedroom, vanity area, and garages.

Upon a motion made, seconded, and unanimously carried, the Board approved the Restoration Systems proposal in the amount of \$8,740.00 to complete drywall repairs.
(Mayeski/Schulte)

B. 11386 Portobelo Dr #6- Balcony repair

Restoration Systems proposed replacing balcony repairs due to deterioration by applying an excel-crete waterproofing and resealing system to the balcony surface.

Upon a motion made, seconded, and unanimously carried, the Board approved the Restoration Systems proposal in the amount of \$4,980.00 to complete balcony repairs.

(Mayeski/Norton)

Year-End Review

The Board reviewed the independent CPA's financial review for the fiscal year ending June 30, 2026 which identified no material modifications necessary. The review reflected approximately \$4.18 million in total assets, an operating deficit of \$30,000 and reserves funded at approximately 75.7%.

Upon a motion made, seconded, and unanimously carried, the Board approved the year-end Review as presented

(Mayeski/Schulte)

Homeowner Request

The Board discussed replacement of cracked pool furniture and deferred further consideration until spring, prioritizing necessary maintenance

ADJOURNMENT:

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

ATTEST:

Respectfully submitted,

Natalia Medina, Recording Secretary

Simon Mayeski

APPROVE:

Board Member

10/28/2026

Date