

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

September 23, 2008

MEMBERS PRESENT

Susan Leverenz, President
Simon Mayeski, Vice President
Leslie Pembroke, Treasurer
Ralph Kingery, Secretary
Carol Corporales, Director

OTHERS PRESENT

Michael Yadrick, Community Association Manager, Walters Management
Sarah Gilman, Recording Secretary, Walters Management
Interested Homeowners

CALL TO ORDER

The Belsera Community Association Board of Directors Meeting was called to order at 6:01 PM by Susan Leverenz, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124.

**EXECUTIVE SESSION
DISCLOSURE**

Michael Yadrick, provided a summary of the Executive Session meeting held on August 26, 2008 at 7:00 PM:

- Three violation hearings were held
- Possible litigation matters were discussed

OPEN FORUM

The following items were brought to the Board's attention and/or briefly discussed:

- Concern regarding the status of ARC violations and how the Board plans to address outstanding violations
- Pictures of plant droppings and water flow were submitted by the homeowner with account number 131620.

PRESENTATION

Nick Gagnon from ARS Plumbing was present to discuss whether the malfunctioning pressure regulators were causing the slab leaks. Mr. Gagnon does not believe that the regulators are the cause, however cannot pinpoint the true cause of the leaks. One possibility is that the overall installation was bad.

Discussion ensued over the regulators in general. Mr. Gagnon recommends replacing them every 10-13 years. He will email Management with discount pricing for checking homeowners pressure systems.

MINUTE APPROVAL

The Board reviewed the minutes from the August 26, 2008 meeting. Upon a motion duly made, and carried unanimously the minutes from the

August 26, 2008 Board meeting were approved with amendments.
(Pembroke/Leverenz)

TREASURER'S REPORT The Board reviewed the August 2008 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).

A motion was duly made and carried unanimously to approve the August 2008 financials as submitted pending audit. (Kingery/Pembroke)

Discussion ensued regarding Walters Management's Accounting discoveries on account discrepancies from the two prior management companies. Cheri Lucas, Vice President of Client Accounting, explained how the discrepancies were discovered and fixed.

MANAGEMENT REPORT Fence Replacement Proposals: The topic was tabled to allow for more proposals.

Landscaping Suggestions: A homeowner requested approval to proceed with installing landscaping in the finger planter outside the garage. Additionally, the Board requested suggestions from Benchmark for groundcover changes at specified grass areas, mostly in front of front door walls. Management requested Benchmark for proposed ideas and or suggestions for the areas in questions. Discussion was tabled.

Investment Recommendations: The Board reviewed the proposed investment recommendations as prepared by David Lynn of Merrill Lynch. The recommendations were as follows:

- Reserve Account: \$95,000.00 in 3, 6, 9, 12, 18, 24, 30 and 36 month CD's leaving \$135,369.00 liquid in the money market account.

Discussion ensued regarding the lack of explanation of current interests by Merrill Lynch. Management will follow up with David Lynn for a review of the ranges of interest available. A motion was duly made and carried unanimously to follow the investment recommendations of Merrill Lynch.
(Pembroke/Leverenz)

Insurance Amendment Recommendations: David Walker prepared a letter to the Board recommending the Board consider amending the CC&R's to better reflect changes made to Civil Code that currently conflict with the governing documents and they type of insurance the association is able to purchase. Mr. Walker recommended the changes in order to be able to provide unit owners with better information to use in order to

understand what they are responsible to maintain and insure. Discussion ensued regarding having Rick Salpietra review the CC&Rs and make recommendations of areas to change, as well as prioritizing the changes. A motion was duly made and carried unanimously to have Rick Salpietra proceed with reviewing the CC&Rs. (Pembroke/Leverenz)

Aging Report: The Board reviewed the aging report summary as of August 25, 2008 and the resolutions to record liens on delinquent homeowners. The following lien resolutions were reviewed:

- A motion was duly made and carried unanimously to approve the resolution to record a lien on the homeowner with account number 002740. (Pembroke/Leverenz)

Following the lien resolutions, the Board reviewed the reports and recommendations from Anderson and Kriger. The following action was required to be decided upon by the Board:

- The Board requested Management to find out how much the homeowner of account number (Oates 11306-6 P).
- The Board tabled the authorization to proceed with filing a lawsuit against account number (Zepeda/11320-4 P).

The Board reviewed correspondence from Anderson and Kriger regarding a possible payment plan for account number 026850. Following discussion, the Board requested Management ask the homeowner what she is prepared to pay.

INFORMATIONAL ITEMS

Michael Yadrick presented the Board with the following documents for informational purposes. No action is required.

- Action Item List of 08/26/08
- Maintenance Log of 08/20/08 – 09/17/08
- Drive Through Notes of 09/04/08
- Unit Listing – by address (08/20/08 – 09/17/08)
- Property Information and Map

CORRESPONDENCE

The Board reviewed correspondence from homeowners, vendors, Board members and others that was received by Management between 08/21/08 – 09/16/08

NEXT MEETING DATE

The next Board of Directors meeting will be held on Tuesday, October 28, 2008, at the Tierrasanta Recreation Center 11220 Clairemont Mesa Boulevard, San Diego, CA 92124 at 6:00 PM.

ADJOURNMENT

There being no further business before the Board of Directors, the meeting was adjourned at 7:28 PM.

Respectfully Submitted,

Sarah Gilman
Recording Secretary, Walters Management

APPROVED:

Susan Leverenz, President Date

Ralph Kingery, Secretary Date

PENDING SIGNATURE