

**BELSERA COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
GENERAL SESSION MINUTES  
September 23, 2025**

<b>CALL TO ORDER:</b>	Community Association Manager, Michelle Monahan, called the Board of Directors meeting of the Belsera Community Association to order at 5:32 p.m., via Zoom.
<b>BOARD MEMBERS PRESENT:</b>	Simon Mayeski, Vice President Carol Corporales, Secretary Ken Schulte, President Melissa James, Treasurer
<b>ABSENT: MANAGEMENT REPRESENTATIVES:</b>	Michelle Monahan, Community Manager, Walters Management Josue Sanchez, Recording Secretary, Walters Management
<b>OTHERS PRESENT:</b>	Nine homeowners were present Thesa, Stacey Klamann, Anand, Nicholas Valenzuela, Marie Pratt, Mike Clemen
<b>EXECUTIVE SESSION DISCLOSURE:</b>	During the August 26, 2025, Executive Session meeting, the following items were discussed: <ul style="list-style-type: none"><li>• Minutes</li><li>• Collections</li><li>• Legal</li><li>• Owner Requests</li></ul>
<b>HOMEOWNER FORUM:</b>	<b><u>Homeowner Forum</u></b> A time was provided for homeowners in attendance to share any questions, comments, or concerns. Topics discussed: <ul style="list-style-type: none"><li>• Thesa: Requested that management send out information on the new pool security company and post updated signage at the pool.</li><li>• Stacey Klamann, Anand, Nicholas Valenzuela: Present, no formal comments recorded.</li><li>• Marie Pratt: Follow-up regarding upstairs ceramic flooring—confirmed resolved.</li><li>• Mike Clemen: Asked if trash services needed changes and raised general questions.</li><li>•</li></ul>
<b>CONCENSUS CALENDAR</b>	The Board ratified previously approved proposals for emergency/priority repairs completed by Martin Plumbing, Restoration Systems, and ServPro. Upon a motion duly made, seconded, and carried unanimously, the Board approved the consensus calendar for minute purposes. (Mayeski/Schulte)

**APPROVAL OF  
MINUTES:**

**August 26, 2025, General Session Minutes**

Management provided the Board of Directors with the draft General Session minutes of the August 26, 2025, General Session Meeting.

Upon a motion duly made, seconded, and carried unanimously, the Board approved the August 26, 2025, General Session Minutes as submitted.  
(Mayeski/ Corporales)

**FINANCIAL REPORTS:**

**Financial Report – August 2025**

Management presented the Board with the financials ending in August 2025.

In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending August 2025. Based on this review, the Association is in compliance with Civil Code requirements. Upon motion duly made, seconded, and carried unanimously, the Board accepted the August 2025 financial statements pending the annual review. (Mayeski/Corporales)

**Resolution 5380 (b) (6) – August 2025**

Management presented the resolutions related to the approved Assembly Bill 2912, allowing for the payment of bills of more than \$10,000.00 (i.e., water bills, etc.) between meetings.

Upon a motion duly made, seconded, and unanimously carried, the Board approved Resolutions 5380 (b) (6) for August 2025 as presented.  
(Mayeski/Corporales)

- Waste Management – \$13,010.04
- Green Valley Landscape – \$14,955.00

**Collections**

None at this time.

**ACTION ITEMS:**

**Restoration Systems Estimates – 11264 Portobelo:**

The Board ratified approval of repair estimates related to a leak.

Upon a motion duly made, seconded, and carried unanimously, the Board approved the estimates for minute purposes. (Mayeski/Corporales)

**Paradise Roofing Proposal:**

The Board reviewed a proposal from Paradise Roofing in the amount of \$68,950.00 for roof work prior to rainy season.

The Board tabled the proposal pending clarification on prior roof work, the excluded addresses, and cost revisions.

**Flanagan Law Proposal:**

The Board revisited the discussion regarding Association counsel. After further review and a presentation by Flanagan Law, the Board approved transitioning from Berman Flury to Flanagan Law as the Association's legal counsel, effective upon 30-day notice to Berman Flury. Management was directed to coordinate the transition. (Schulte/Corporales)

**Stored Green Bins:**

Management reported that Waste Management has been contacted regarding green bins stored behind the upper pool. Protec will move bins to the street for pickup, and management will confirm total number and location.

The Board emphasized that homeowners should not bear costs for bin replacements when caused by truck damage.

**Pool Internet & Cameras:**

Management presented options from Knight Security to address recurring pool internet and camera outages:

Transition to cellular service only

Replace the existing camera system

The Board directed management to review further and provide recommendations

**HOMEOWNER  
REQUESTS**

**11192 Portobelo – Water Intrusion Concern:**

An owner reported water in their unit. Martin Plumbing ruled out plumbing issues; Restoration Systems suggested drywall opening may reveal soil or root intrusion.

The Board directed management to review potential slope intrusion and report back.

**11086 Portobelo – Cleanup Request:**

An owner requested sidewalk power washing, leaf cleanup, and new plantings. The Board agreed no power washing was necessary, and management will forward the cleanup request to landscapers for verification. New planting will not be approved at this time.

**Next Meeting**

The next Regular Meeting is scheduled for October 28, 2025, at 5:30 p.m. via Zoom.

**Adjourn**

There being no further business to come before the Board, the meeting was adjourned to Executive Session at 6:00 p.m.

**ATTEST:**

Respectfully submitted,

Josue Sanchez, Recording Secretary

**APPROVE:**

*Simon Mayeski*

10/29/2025

\_\_\_\_\_  
Board Member

\_\_\_\_\_  
Date