

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

September 24, 2013

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:01 p.m. by Vice President, Simon Mayeski, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Simon Mayeski, Vice President
Ralph Kingery, Treasurer
Patricia Dean, Secretary
Lisa Lehr, Director
- ABSENT** Leslie Pembroke, President
- 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 topics brought before the Board for discussion were balcony maintenance & repair responsibility and bush trimming.
- EXECUTIVE SESSION DISCLOSURE** At the August 27, 2013 Executive Session meeting, the Board held a violation hearing and reviewed an insurance claim.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the August 27, 2013 Board meeting.

Upon a motion duly made, seconded and unanimously carried; the Board of Directors approved the Regular Session minutes of the August 27, 2013 Board meeting as submitted. (Kingery/Lehr)
- TREASURER'S REPORT** The Board reviewed the August 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 August 2013 financials as submitted, pending audit. (Kingery/Lehr)
- AGING REPORT** Account 69327
This unit has defaulted on their payment plan.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to send account 69327 to the attorney to begin foreclosure proceedings. (Kingery/Dean)
- Account 69178
This is a prior-owner account.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to send account 69327 to the attorney for an asset search. (Dean/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 \$1,000.00 to remove and replace 2 dying Oleander trees at the upper pool entrance 4.

Upon a motion duly made, seconded and carried unanimously; the Board voted to approve the Green Valley Landscape proposal in the amount of \$1,000.00. The replacement trees will be Tristania Laurina. (Lehr/Dean)

**REQUEST FOR
REIMBURSEMENT**

The Board reviewed correspondence from the owner of 11034 Portobelo that requested reimbursement in the amount of \$575.00 for damaged a/c lines. The homeowner believes that the damage was caused by the landscapers. The landscaping supervisor reviewed the claim and noted that there are no plants that require trimming in this area and therefore is unlikely that the landscapers cut the wires.

Upon a motion duly made, seconded and carried unanimously; the Board voted to deny the reimbursement request. (Kingery/Dean)

**ADOPTION OF
PARKING RULES**

Notice was sent to all homeowners regarding the proposed rules change that would allow residents to park in specifically marked uncovered spaces with a permit. The 30-day commentary period has passed and the Board can now formally adopt the new rules.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the parking rules as sent to the membership to become effective 11/1/13. (Kingery/Dean)

STRIPING PROPOSAL

The Board reviewed a proposal submitted by Eagle Paving in the amount of \$1,884.00 to repaint and stripe the parking spaces.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the Eagle Paving proposal in the amount of \$1,884.00. (Mayeski/Dean)

BELSERA SECURITY

The Board discussed the continued need for pool security. It was noted that security reports no disturbances at the pools for the past few weeks.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to discontinue pool security effective 10/1/13. (Lehr/Dean)

**INFORMATIONAL
ITEMS**

The Board reviewed the following informational items:

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

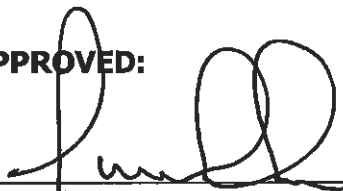
ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the Regular Session meeting was adjourned at 7:24 p.m. and the Board entered Executive Session.


Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:



Leslie Pembroke, President 10-22-2013
Date



Patricia Dean, Secretary 10/13/13
Date