

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

September 25, 2018

CALL TO ORDER The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 p.m. by Carol Corporales, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124

BOARD MEMBERS PRESENT Carol Corporales, President
Simon Mayeski, Vice President
Nancy Burke, Treasurer
Gregory Sobko, Director

BOARD MEMBERS ABSENT Pat Dean, Secretary

MANAGEMENT REPRESENTATIVES Robin Fennell, Community Manager, Walters Management
Ruth Vaughn, Recording Secretary, Walters Management

OTHERS PRESENT Interested Homeowners

EXECUTIVE SESSION DISCLOSURE The Board held an Executive Session meeting following the August 28, 2018 General Session meeting to discuss contracts.

HOMEOWNER FORUM A time was provided for homeowners in attendance to share any questions, comments or concerns. The following topics were discussed:

- Playground replacement
- CC&R'S Ballots
- Tree trimming & removals
- Lighting

APPROVAL OF MINUTES **August 28, 2018 General Session Minutes**
Management provided the Board of Directors with the draft General Session minutes of the August 28, 2018 Board meeting.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the August 28, 2018 General Session minutes.*

FINANCIAL REPORT **August 25, 2018 Financial Statements**
Management provided the Board of Directors with the August 25, 2018 financial statements. In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the

financial statement for the month ended August 25, 2018. Based on this review, the Association is in compliance with Civil Code requirements.

*After review & discussion of the information provided, a was motion made, seconded and unanimously carried to **accept** the August 25, 2018 financial statements pending the annual financial review by the Association CPA as required by California Civil Code Section §5500.*

MANAGEMENT REPORT

Tree Removal

Management provided the Board of Directors with an additional proposal from Western Tree Service for the removal of 2 trees that have proven to be very messy to several units by 11146 Playa Baja in the amount of \$2,175.00.

After review and discussion of the information provided, a motion was made but did not carry through due to a lack of a second. The Board does not agree with removing healthy trees even if they are messy.

Action By Written Consent

Management informed the membership present that by action of written consent, the following slab leak plumbing repairs were approved by the Board of Directors.

1. 11330 Camino Playa Cancun #4 at a cost of \$2,298.00
2. 11230 Portobelo Drive at a cost of \$5,680.00

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **ratify the approvals** for the slab leak repairs.*

Paint Update

Management informed the Board of Directors that the Community wide painting project is going well and 4 buildings have been completely painted. The Board of Directors advised those present that it is working on putting together a list of vetted painting contractors to paint garages and front doors at a discounted rate for those homeowners who are interested.

INFORMATIONAL ITEMS

Management provided the Board of Directors with the correspondence received since the last meeting, updated action item list, work order report, escrow closings report, and community map for review purposes. No Board action was necessary at this time.

NEXT MEETING

The next Board of Directors Meeting is scheduled for October 23, 2018

ADJOURNMENT

There being no further business to come before the Belsera Board of Directors, the General Session meeting was adjourned to Executive Session at 6:58 p.m.

APPROVED

Respectfully submitted,

Ruth Vaughn, Recording Secretary



Board Member



Date

10/23/18



Board Member



Date

10/23/18