

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

September 26, 2017

- 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
- MEMBERS PRESENT** Carol Corporales, President
Victor Gianelli, Director
Simon Mayeski, Treasurer
- MEMBERS ABSENT** James Gianelli, Vice President
Martin Molina, Secretary
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Cory Frazier, Recording Secretary, Walters Management
Interested Homeowners
- HOMEOWNER FORUM** The meeting was opened for homeowner commentary. The following topics were discussed during homeowner forum:
- Tree trimming
 - Gutter cleaning
 - Playground equipment
- EXECUTIVE SESSION DISCLOSURE** The Board did not adjourn to executive session following the August 22, 2017 General Session Meeting.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the August 22, 2017 Board meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of August 22, 2017.
- TREASURER'S REPORT** In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending August 2017. Based on this review, the Association is in compliance with Civil Code requirements.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors moved to accept the August 25, 2017 financial statements pending the annual review.
- PROPERTY REPAIRS** **Drains by Pool Area**
The Board discussed a proposal to install drains near the pool area to prevent standing water. The Board directed management to have landscapers reduce watering time and tabled this item.
- Moisture Intrusion**
The Board reviewed and discussed a proposal to repair stucco damaged by moisture intrusion in the amount of \$1,585.00.
- Upon a motion duly made, seconded and carried unanimously; the Board

approved the proposal in the amount of \$1,585.00.

Balcony Repair

The Board reviewed and discussed a proposal for repairs to the structure of the balcony located at 11268 Portobelo Drive in the amount of \$1,145.00.

Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal in the amount of \$1,145.00.

Action by Written Consent

The Board reviewed an action by written consent to repair a slab leak at 11290.5 Portobelo Drive in the amount of \$7,974.00 that was approved over email between meetings.

Upon a motion duly made, seconded and carried unanimously; the Board ratified the action.

Termites

The Board reviewed and discussed a proposal for termite repairs to 11210.5 Portobelo Drive in the amount of \$1,095.00.

Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal in the amount of \$1,095.00.

Gutter Cleaning

The Board reviewed and discussed a proposal by Restoration Systems and Consulting for cleaning the gutters of the complex in the amount of \$8,690.00.

Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal in the amount of \$8,690.00 and an additional gutter cleaning to take place in Spring for the same amount.

PLAY STRUCTURE

The Board reviewed and discussed proposals for installation of a play structure. The Board tabled this item for next month's meeting.

LED LIGHT UPDATE

The Board discussed replacement of Belsera lighting with LED lights to save on energy bills.

Upon a motion duly made, seconded and carried unanimously; the Board approved renovation of the carports and engineering of the entire complex for the new light system contingent on the engineer guaranteeing the plan for upgrading to LED lighting would be effective for at least 3 years and the amount not to exceed \$28,000. The Board also directed management to get a maintenance proposal from Rod Benesh.

LANDSCAPE PROPOSALS

The Board reviewed and discussed a proposal to dethatch and overseed the grass in the large lawn areas at Belsera in the amount of \$4,770.00.

Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal in the amount of \$4,770.00.

INFORMATIONAL ITEMS

The Board reviewed the following informational items:

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

NEXT MEETING

The next Board of Directors Meeting is scheduled for October 25th, 2017.

ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned to executive session at 7:08 p.m.

Respectfully submitted,

Cory Frazier, Recording Secretary

APPROVED:



Board Member

10/25/17

Date



Board Member

10/25/17

Date