

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
SEPTEMBER 26, 2023**

- CALL TO ORDER:** Community Association Manager, Michelle Monahan, called the Board of Directors meeting of the Belsera Community Association to order at 5:31 p.m., via Zoom.
- BOARD MEMBERS PRESENT:** Ken Schulte, President
Simon Mayeski, Vice President
Carol Corporales, Secretary
Melissa James, Treasurer
- MANAGEMENT REPRESENTATIVES:** Michelle Monahan, Community Manager, Walters Management
Jenny Voss, Recording Secretary, Walters Management
- OTHERS PRESENT:** Eleven (11) interested homeowners.
- EXECUTIVE SESSION DISCLOSURE:** During the August 22, 2023 Executive Session meeting, the following items were discussed:
- Minutes
 - Collections
 - Legal
 - Owner Requests
- HOMEOWNER FORUM:** Homeowner Forum
A time was provided for homeowners in attendance to share any questions, comments, or concerns. There were eleven (11) owners present. Topic discussed:
- Slab Leak repair responsibility (insurance)
 - Termite responsibility
- ORGANIZATIONAL:** The Board seats will remain for the following year until the next Annual Election in 2024:
- Ken Schulte, President
 - Simon Mayeski, Vice President
 - Carol Corporales, Secretary
 - Melissa James, Treasurer
- APPROVAL OF MINUTES:** August 22, 2023, General Session Minutes
Management provided the Board of Directors with the draft General Session minutes of the August 22, 2023, General Session Meeting.

After discussion and upon a motion duly made, seconded, and unanimously carried, the Board approved the August 22, 2023, General Session Minutes with revisions. (Corporales/Schulte)

FINANCIAL REPORTS:

Financial Report - August 2023

Management presented the Board with the financials ending August 2023.

In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending August 2023. 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 2023 financial statements pending the annual review. (Schulte/James)

Resolution 5380 (b) (6) - August 2023

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

Upon a motion duly made, seconded, and unanimously carried, the Board approved the Resolutions 5380 (b) (6) for August 2023 as presented. (Shulte/James)

Investment Recommendations

Upon a motion duly made, seconded and carried unanimously, the Board approved the following investment recommendations from David Lynn Wealth Management: (Mayeski/Schulte)

- \$75,000 36-month CD after the \$75k CD matures on October 6th
- \$200,000 36-month CD after the \$100k CD matures on November 29th
- \$64,239 plus interest and the monthly contribution to remain in the money market

Collections-APN:373-521-31-24

COMMITTEE REPORTS: No action needed.

Landscaping

Management presented the Board with the landscape walkthrough notes and punch list for August 2023. The following points were made by the Board and will be relayed by management to Green Valley Landscaping:

- Look at the reported dead tree by the pool (to Western Tree)
- Request for irrigation/sprinkler audit

ACTION ITEMS:

Green Valley Landscape Proposal

Management provided the Board with a proposal from Green Valley Landscape to dethatch and overseed the large grass areas at Belsera in the fall so it remains green in the winter:

- Dethatch: \$6,500.00
- Overseed \$2,100.00

The Board agreed to deny the proposal as the heavy rains has helped the grass stay green this year. This item will be revisited for need next year.

OWNER

REQUESTS/CONCERNS:

Address Marker Request

Management provided the Board with correspondence from an owner at 11266 Portobelo, requesting an address marker be relocated to a different location for better visibility. According to the owner it used to be at a different location prior to a painting project years ago. Following review and discussion, it was determined that the address marker is located in the same spot it has always been, therefore, the request to relocate was denied. _

Next Meeting

The next Regular Meeting is scheduled for October 24, 2023, 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 6:11 p.m.

APPROVE:



10/25/2023

Board Member

Date