

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

September 27, 2011

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 p.m. by President, Ralph Kingery, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Ralph Kingery, President
Carol Corporales, Vice President
Simon Mayeski, Treasurer
Patricia Dean, Secretary
- ABSENT** Leslie Pembroke, Director
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Karoline Whitaker, Recording Secretary, Walters Management
Roger Benham, LCS, Inc
Interested Homeowners
- HOMEOWNER FORUM** The meeting was opened for comments from homeowners. The following topics were brought before the Board for discussion:
- Children at play
 - Bait stations
 - Slope landscaping
 - Entrance landscaping
 - Restoration equipment left behind
- APPROVAL OF MINUTES** The Board reviewed the minutes of the August 23, 2011 Board meeting.
- Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved the Regular Session minutes from the August 23, 2011 Board meeting as submitted. (Kingery/Corporales)
- TREASURER'S REPORT** The Board reviewed the August 2011 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 unanimously carried; the Board of Directors approved the August 2011 financials as submitted, pending audit. (Mayeski/Corporales)
- RATIFICATION OF ACTION TAKEN OUTSIDE OF A MEETING** The following motion was unanimously approved by the Board via email:
1. Proposal to repair slab leak at 11080 Portobelo Dr. submitted by ARS Plumbing in the amount of \$4,940.00.
- Upon a motion duly made, seconded and carried unanimously; the Board voted to ratify the action taken outside of a meeting for the approval of the ARS Plumbing proposal in the amount of \$4,940.00. (Dean/Mayeski)

**PARKING RULES &
REGULATIONS**

The Board reviewed the current language of the Rules & Regulations regarding parking.

Carol Corporales ^{will} with work with Management to develop final language. No action was taken.

POOL FURNITURE

Due to vandalism, the lower pool is missing a table, four chairs and umbrella. Management submitted replacement options at a cost not to exceed \$1,000.00

Upon a motion duly made and seconded; the Board approved replacing the table, four chairs and umbrella at the lower pool at a cost not to exceed \$1,000.00. (Mayeski/Kingery)

**TERMITE
RESPONSIBILITY**

The Board reviewed the current language of the CC&Rs regarding termite damage responsibility.

Per the CC&Rs, it is the responsibility of the homeowner to deal with wood-destroying pests and other such organisms with respect to his or her own unit. It is the responsibility of the Association to deal with wood-destroying pests and other such organisms with respect to common areas.

No action was taken.

**MORGAN STANLEY
SMITH BARNEY**

The Board reviewed a recommendation from David Lynn of Morgan Stanley Smith Barney to continue to ladder the Reserve portfolio by decreasing the money market balance by making the following investments:

\$95,000 36-month CD (1.25%)
\$95,000 30-month CD (1.05%) after \$95,000 CD matures on 9/7/11
\$69,719 plus interest to remain liquid in the money market account

David Lynn also recommends continuing to ladder the Special Assessment money market account by making the following investment:

\$30,000 12-month CD (0.45%) after \$30,000 CD matures on 9/7/11
\$19,108 plus interest to remain liquid in the money market account

Upon a motion duly made, seconded, and carried unanimously; the Board voted to accept the recommendation from Morgan Stanley Smith Barney. (Kingery/Dean)

POOL SECURITY

The Board discussed the need to continue pool security.

Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved continuing pool security through the month of October. (Mayeski/Kingery)

LANDSCOPE PROPOSAL The Board reviewed a proposal submitted by Green Valley Landscape in the amount of \$4,729.00 to plant the area between 11368 and 11376 Portobelo according to the site plan submitted by JPBLA.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the proposal submitted by Green Valley Landscape in the amount of \$4,729.00. (Mayeski/Kingery)

**CATHODIC
PROTECTION
DISCUSSION**

Roger Benham, LCS, Inc, was present to answer Board questions about the benefits of the cathodic protection plan that Belsera currently has.

For all future slab leaks, ^{calls} Management will dispatch Roger Benham to accompany ARS Plumbing to diagnosis cause of the slab leak.

**YEAR END AUDIT &
TAXES**

The Board reviewed the year end audit and prepared tax returns submitted by Jose Mejares.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the year end audit and taxes and submitted. (Kingery/Mayeski)

**WROUGHT IRON
FENCING PROPOSAL**

This item was tabled to the next meeting.

**ARCHITECTURAL
APPLICATION**

The Board reviewed an architectural application submitted by the owner of 11370 Camino Playa Cancun #3 for the installation of a replacement entry door and security door.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the security door and deny the front entry door replacement. (Kingery/Dean)

NEW BUSINESS

Towing reimbursement request

The Board reviewed a request submitted by the owner of 11170 Portobelo Dr for reimbursement in the amount of \$446.00 for the towing of a guest's vehicle. After discussion of the facts surrounding the tow, the Board agreed to reimburse the guest for the amount of the tow.

Upon a motion duly made, seconded and unanimously carried; the Board voted to reimburse the guest of 11170 Portobelo in the amount of \$446.00. (Kingery/Dean)

Pool Gate

The Board reviewed a proposal from Bear Fence Co. in the amount of \$1,140.00 to install a mechanism to help prevent unauthorized gate access on four (4) existing pool gates.

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

voted to approve the Bear Fence Co. proposal in the amount of \$1,140.00.
(Kingery/Mayeski)

**INFORMATIONAL
ITEMS**

The Board reviewed the following informational items:

- Action list
- Work order log
- Walkthrough
- Correspondence
- New Unit Listing
- Map/Calendar

**TEMPORARY
ADJOURNMENT**

There being no further matters to come before the Belsera Board of Directors, the Regular Session meeting was temporarily adjourned at 8:03 p.m. and the Board entered Executive Session.

RECONVENE

Regular Session was reconvened at 8:26 pm.

INTENT TO FORECLOSE

During Executive Session, the Board unanimously voted to begin foreclosure proceedings on the following accounts:

- 383- 69178 APN # 373-520-13-39
- 383- 69327 APN # 373-521-22-21
- 383- 69112 APN # 373-520-08-23

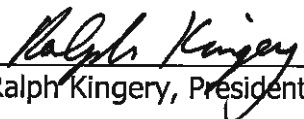
ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the Regular Session meeting was adjourned at 7:20 p.m and the Board entered Executive Session.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:


Ralph Kingery, President 10/25/11
Date


Patricia Dean, Secretary 10/25/11
Date