

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

**September 27, 2016**

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:01 p.m. by Carol Corporales, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Carol Corporales, President  
Simon Mayeski, Treasurer  
Martin Molina, Vice President  
Victor Gianelli, Secretary  
James Gianelli, Director
- ABSENT** None
- 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:
- FHA Recertification Process
- EXECUTIVE SESSION DISCLOSURE** The Board did not adjourn to Executive Session after the August 23, 2016 General Session meeting.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the August 23, 2016 Board meeting. The Board noted one change to the minutes.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of the August 23, 2016 Board Meeting pending changes. (Corporales/Mayeski)
- 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 2016. 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 accept the August 2016 financial statements pending the annual review. (Mayeski/Molina)
- CATHODIC LEAK PROTECTION** Roger was present to discuss cathodic leak protection and the cause of slab leaks at Belsera. The Board discussed potential solutions to slab leaks.

**PROPERTY PROPOSALS**

**Painting**

The Board reviewed and considered a request to repaint the exterior of the condos at Belsera. The Board decided not to request a bid to repaint the condos at this time.

**Balcony Review**

The Board reviewed and considered a report prepared by Carson from Restoration Services and Consulting regarding the state of the balconies at Belsera. The Board requested Carson attend next month's meeting to discuss his findings.

**Doggy Station and Bench**

The Board considered a request by a resident at Belsera to place a doggy station and park bench near her unit.

Upon a motion duly made, seconded and carried unanimously; the Board denied the request. (Corporales/Mayeski)

**Signage Request**

The Board considered a request to place a sign requesting owners clean up after their pets near a resident's unit.

Upon a motion duly made, seconded and carried unanimously; the Board denied the request. (Corporales/J. Gianelli)

**Parking Signs**

The Board reviewed and discussed the verbiage on the current parking signs at Belsera and whether more signs needed to be placed.

**SECURITY**

The Board discussed adding cameras around the property to improve security. The Board decided to discontinue the security at the pool area and instead simply lock the pool at night and have security do parking patrol before unlocking the gate in the morning.

**ACTION BY WRITTEN  
CONSENT**

The Board considered a slab leak repair proposal completed by ARS of San Diego.

Upon a motion duly made, seconded and carried unanimously; the Board approved the action by written consent. (Mayeski/J. Gianelli)

**LED LIGHTING**

The Board discussed changing the lighting at Belsera to LED lighting. The subject was tabled for the next meeting and management was instructed to get a bid on new lighting installations.

**NEWSLETTER**

The Board discussed having a community newsletter. James Gianelli, Director, volunteered to write the newsletter, to be approved by other Board members and posted with agenda.

**NEW BUSINESS**

**Gutter Cleaning**

The Board discussed cleaning the gutters at Belsera. The Board directed management to get a bid on cleaning the gutters.

**Landscapers**

The Board discussed the landscapers quality of work and requested management pass along feedback.

**Fire at Belsera**

The Board discussed the fire at a unit in Belsera and potential liability of the HOA.

**INFORMATIONAL  
ITEMS**

The Board reviewed the following informational items:

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


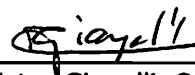
**ADJOURNMENT**

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned to Executive Session at 8:15 p.m.

Respectfully submitted,

Cory Frazier, Recording Secretary

**APPROVED:**

	
_____ Carol Corporales, President	_____ Victor Gianelli, Secretary
Date	Date