

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

September 28, 2010

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:07 p.m. by President, Simon Mayeski, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Simon Mayeski, President
Leslie Pembroke, Treasurer
Ralph Kingery, Secretary
Patricia Dean, Director
- ABSENT** Carol Corporales, Vice President
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Interested Homeowners
- APPROVAL OF MINUTES** The Board reviewed the minutes of the August 24, 2010 Board meeting.

Upon a motion duly made, seconded and unanimously carried, the Board of Directors approved the Regular Session minutes from the August 24, 2010 Board meeting as submitted. (Kingery/Dean)
- HOMEOWNER FORUM** The following items were discussed during Homeowner Forum:
- Utility closets
 - Hillside by building 15
- TREASURER'S REPORT** The Board reviewed the August 2010 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). A motion was duly made, seconded, and carried unanimously to approve August 2010 financials as submitted pending audit. (Pembroke/Kingery)
- AGING REPORT/
RESOLUTION TO
RECORD A LIEN** Upon a motion duly made, seconded, and unanimously carried; the Board authorized the recording of a Lien against the property of the following members to collect on delinquent assessments in accordance with the Association's Collection Policy and Civil Code requirements as outlined in the Resolution to Record Liens presented to the Board:
(Pembroke/Mayeski)
- 383-137640 (\$774.00)
- RATIFICATION OF
ACTIONS TAKEN
OUTSIDE OF A
MEETING** The following was unanimously approved by the Board via email:
1. Aqua Pool Service – (\$2,985.00) Upper spa heat exchanger.
 2. 2010/2011 Audit approval.
- Upon a motion duly made, seconded and carried unanimously, the Board

**MORGAN STANLEY
RECOMMENDATIONS**

voted to Ratify the actions taken outside of a meeting and approve the Aqua Pool Service proposal in the amount of \$2,985.00 (Kingery/Dean) and approve the 2010/2011 Audit. (Pembroke/Kingery)

The Board reviewed a recommendation from David Lynn to continue to ladder the Reserve portfolio and maintain the money market balance by making the following investment for the \$95,000.00 CD maturing October 1, 2010:

\$95,000 30-month CD (1.25%)
\$83,666 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. (Pembroke/Kingery)

**UPPER POOL SPA
PROPOSAL**

The Board reviewed a proposal in the amount of \$1,250.00 from Three Phase Electric to replace the upper pool spa timer.

Upon a motion duly made, seconded, and carried unanimously, the Board approved the Three Phase Electric proposal for \$1,250.00. (Kingery/Dean)

**RAIN GUTTER
PROPOSALS**

The Board reviewed several proposals for the cleaning of the rain gutters at Belsera.

Upon a motion duly made, seconded, and unanimously carried; the Board approved the proposal from ProTec Building Services, at a cost of \$9,000.00, for the cleaning of the rain gutters. (Kingery/Dean)

**REQUEST FOR
REIMBURSEMENT**

The Board reviewed documentation submitted by unit 11128 Portobelo Dr. regarding a request for reimbursement in the amount of \$2,176.40 for expenses incurred due to water damage caused by two unit leaks.

Upon a motion duly made, seconded, and unanimously carried; the Board approved reimbursement to unit 11128 Portobelo Drive in the amount of \$359.59. (Kingery/Dean)

**BALCONY REPAIR
PROPOSAL**

The Board reviewed a proposal in the amount of \$1,545.00 from Paul Davis Restoration to repair the balcony of unit 11332 Portobelo Dr. #6.

Upon a motion duly made, seconded, and carried unanimously, the Board approved the Paul Davis Restoration proposal for \$1,545.00. (Dean/Kingery)

BYLAW REVISION

The Board reviewed a revised Bylaw submission from Rick Salpietra's office. The Board requested management to schedule a meeting between the Board and Rick Salpietra for further discussion

**INFORMATIONAL
ITEMS**

The Board reviewed the following informational items:

- Action list
- Walkthrough list

- Work order log
- Correspondence
- Unit listing
- Map/Calendar

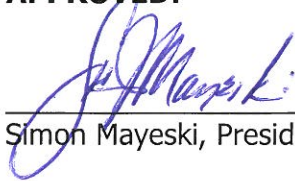
ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the meeting was adjourned at 7:15 p.m.

Respectfully Submitted,

Karoline Whitaker, Recording Secretary

APPROVED:



Simon Mayeski, President 10/26/10 Date



Ralph Kingery, Secretary 10/26/10 Date