

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

September 30, 2019

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:02 p.m. by Carol Corporales, President, at the Tierrasanta Recreation Center Pool Room, 11220 Clairemont Mesa Boulevard, San Diego CA 92124.
- BOARD MEMBERS PRESENT** Carol Corporales, President
Simon Mayeski, Vice President
Pat Dean, Secretary
Gregory Sobko, Director
- BOARD MEMBERS ABSENT** Nancy Burke, Treasurer
- MANAGEMENT REPRESENTATIVES** Robin Bacon, Community Association Manager, Walters Management

Peri Sword, Recording Secretary, Walters Management
- OTHERS PRESENT** Interested Homeowners
- EXECUTIVE SESSION DISCLOSURE** The Board held an Executive Session Meeting following the June 25, 2019 General Session Meeting to discuss enforcement matters.
- HOMEOWNER FORUM** A time was provided for homeowners in attendance to share any questions, comments or concerns. Topics discussed:
- Insurance Bid
 - Pending Rule Change
 - Civility and Logic
- APPROVAL OF MINUTES** **June 25, 2019 General Session Minutes**
Management provided the Board of Directors with the draft General Session minutes of the June 25, 2019 Board meeting.
- After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the June 25, 2019 General Session minutes as submitted.*
- FINANCIAL REPORT** **June, July and August 2019 Financial Statements**
Management provided the Board of Directors with the June, July and August 2019 financial statements. In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statement for the months ended June 2019, July 2019 and August 2019. Based on this review, the Association

is in compliance with Civil Code requirements.

*After review & discussion of the information provided, a was motion made, seconded and unanimously carried to **accept** the June 2019, July 2019, and August 2019 financial statements pending the annual financial review by the Association CPA as required by California Civil Code Section §5500.*

AB 2919 Resolution – July, August and September 2019

Management provided the Board with the AB 2919 Resolution for the monthly expenses for July, August and September 2019.

*After review & discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the AB 2919 Resolutions for the monthly expenses for July, August and September 2019.*

**MANAGEMENT
REPORT**

Property Repairs

Balcony Repair Proposal

Management informed the Board that Restoration Systems had submitted a proposal to repair dry rot and to correct the slope of the balcony surface to keep water from ponding at 11116 Portobelo Drive for a cost of \$2,650.00.

*After review & discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the proposal from Restoration Systems to repair dry rot and to correct the slope of the balcony surface of 11116 Portobelo Drive at a cost of \$2,650.00.*

Carport Fascia Replacement Proposal

Management provided the Board with a proposal from Restoration Systems to repair or replace Phase II of the twisted carport fascia boards at a cost of \$11,660.00.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the proposal from Restoration Systems at a cost of \$11,660.00.*

Fencing Proposal for Buildings 11342-11352

Management advised the board that there is fencing failing in the rear of the buildings 11342-11352. Protec wants to replace the panels for a cost of \$8,865.00. Management asked Alpine Fence to bid the same. Alpine felt that replacement would need to be done for 36' in the amount of \$2,200.00. Management will then ask the painters to give the Board a proposal to paint the fence after the

new fence area needed.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** Management's plan as described above.*

Rule Change for Barbecues

Proposed Rule Change

Management presented the Board with a proposed Rule change, written by the Association's attorney. The Board has considered the Association's governing documents and its insurance policy. Declaration Section 8.3 states, in part, "No Owner shall permit or cause anything to be done or kept upon the Property...which may increase the rate of insurance on Units or on the Property, or result in the cancellation of such insurance..." therefore, because of the high risk of fire from use of an open-flame barbecue on a balcony or patio, the Board learned from its insurance broker that Belsera's insurance may be necessarily increased if open-flamed barbecues are permitted on balconies or patios. The Board also researched over 11 different insurance companies and Management provided all that information in the Board packet.

A Belsera Homeowner had submitted an insurance proposal to the Board that the Owner had obtained from an agent. The proposal the Owner submitted stated the agent would write an insurance policy for the Association that would allow owners to keep barbecues on their patios and balconies, and at a lower premium than the Association currently pays.

*After a lengthy review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** for the Board to hold an Executive Session meeting later to review the proposal submitted by the Belsera Homeowner with a neutral insurance agent. After the meeting, the Board will advise the membership of their findings.*

Action by Written Consent

Slab Leak Repair

By action of written consent, the Board unanimously approved a repair to the slab leak at 11336 Camino Playa Cancun #4 for a cost of \$7,695.00.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the*

proposal to repair the slab leak at 11336 Camino Playa Cancun # 4 at a cost of \$7,695.00.

Year-End Review

Management provided the Board with the year-end review from Jose M. Mejares, CPA, MSSM. Based on the review, Jose Mejares was aware of no material modifications that needed to be made to the previous year's financial. Upon approval, the year-end disclosure will be mailed to the membership.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the year-end review submitted by Jose M. Mejares, CPA, MSSM and for the year-end review to be mailed to the membership.*

Reserve Recommendation

Management provided the Board with the investment recommendations submitted by David Lynn from Morgan Stanley for laddering of the reserves as follows:

1. \$100,000.00 in a 36-month CD at 2.10%.
2. \$159,033.00 plus the monthly contribution and interest to remain liquid.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the reserve recommendation from David Lynn of Morgan Stanley.*

There was no new business to discuss.

NEW BUSINESS

INFORMATIONAL ITEMS

Management provided the Board of Directors with the correspondence received since the last meeting, updated action item list, work order report, escrow closings report, property information sheet and community map for review purposes. No Board action was necessary at this time.

NEXT MEETING

The next Board of Directors Meeting is scheduled for Tuesday, October 22, 2019 at 6:00 p.m. at the Tierrasanta Recreation Center Pool Room, 11220 Clairemont Mesa Boulevard, San Diego CA 92124.

ADJOURNMENT

There being no further business to come before the Belsera Board of Directors, the General Session meeting was adjourned at 8:00 p.m.

APPROVED

Respectfully submitted,

Peri Sword, Recording Secretary

Carol L. Carpenter 10/23/19
Board Member Date

Peri Sword 10/23/19
Board Member Date