

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

October 22, 2019

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 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
Pat Dean, Secretary
Gregory Sobko, Director
- BOARD MEMBERS ABSENT** Nancy Burke, Treasurer
Simon Mayeski, Vice President
- MANAGEMENT REPRESENTATIVES** Robin Bacon, Community Association Manager, Walters Management
Peri Sword, Recording Secretary, Walters Management
- OTHERS PRESENT** Interested Homeowners (3)
- EXECUTIVE SESSION DISCLOSURE** The Board held an Executive Session following 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:
- Barbeques
 - Insurance Bid
 - Pending Rule Change
- APPROVAL OF MINUTES** **September 30, 2019 General Session Minutes**
Management provided the Board of Directors with the draft General Session minutes of the September 30, 2019.
- After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the September 30, 2019 General Session minutes as submitted.*
- FINANCIAL REPORT** **September 2019 Financial Statements**
Management provided the Board of Directors with the September 2019 financial statements. In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statement for the month ended September 2019, pending year-end annual financial review.

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

AB 2919 Resolution –October 2019

Management provided the Board with the AB 2919 Resolution for the monthly expenses for October 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 October 2019.*

**MANAGEMENT
REPORT**

Property Repairs

Proposal to Replace Oleander Trees

Management informed the Board that Green Valley Landscape had provided a proposal to remove three (3) struggling Oleander trees at the 5th entrance with one (1) 24" box Hong Kong Orchid Tree, for a total cost of \$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 remove three (3) struggling Oleander trees and replace them with one (1) 24" Hong Kong Orchid tree for a cost of \$650.00, but request that Green Valley Landscape potentially add additional trees, not to compete with the Orchid tree.*

Proposal to Remove Willow Tree

Management provided the Board with a proposal from Restoration Systems to remove one (1) leaning willow tree located on a slope near parking space R36 along Portobelo, for a cost of \$350.00.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the proposal from Restoration Systems to remove the leaning willow tree at a cost of \$350.00.*

Gutter and Downspout Cleaning; Clearing of Roof Debris

Management provided the Board with a proposal from Restoration Systems to clean and flush out gutters and down-spouts throughout the community including the garage structures and to document all deficiencies in the existing gutter system for a cost of \$10,985.00. Vender will wait for a start date for this project upon completion of the roofing maintenance project.

Management also requested the Board to approve the issuance of a work order to Restoration Systems the same vendor do clear all the roofs of the detached garages and carports of debris for a cost not to exceed \$7,500.00.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** Restoration Systems proposal to clean and flush out the gutters and down-spouts throughout the community, including garage structures and to document all deficiencies of the existing gutter system for a cost of \$10,985.00. A second motion was duly made, seconded and unanimously carried to authorize Management to issue a work order to Restoration Systems to clear the roofs of all detached garages and carports of debris for a cost not to exceed \$7,500.00.*

Farmers Bid

Management explained to Owners present that the Board met with a third-party Farmers Insurance agent and owner to vet the proposal that was received by an Owner as a comparison to the existing insurance at Belsera, and accompanied the agent through the property as he conducted a loss control inspection. The proposal the Owner submitted had the potential of saving the Association money, as well as potentially allow Owners to continue to enjoy having barbecues on their decks and patios.

Management then shared the written opinion of the third-party Farmers agent with the Board of Directors and Owners present. The third-party agent advised that a risk of the Association's size requires not only a submission of an agent, who does not have the authority to bind in this case, but a review by a "Team" underwriter and approval from Farmers Home Office. Therefore, the Association would not have been able to bind coverage for the premium previously quoted. The third-party agent also advised that after reviewing the proposal, there are significant coverage changes necessary to meet the needs of Belsera. The premium for such a policy would potentially cost approximately \$95,000.00.

This was for information only and there was no action required by the Board of Directors.

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. Pursuant to Article IV, Section 4.3(k) of the Declaration, the Board of Directors hereby creates this new Rule to better protect the health, safety and

welfare of the Members of the Association regarding the use of barbecues and heaters on patios and balconies.

The text of the new Rule states:

Patio and Deck Appliance Rule

Open flame heaters, open-flame or charcoal barbeques or electric barbecues of any kind shall not be used on any patio, balcony or anywhere within ten (10) feet of a structure within the Community.

Violation of this Rule may result in a fine after proper notice and a hearing. The fine may include the Owner being personally responsible for the cost of all resultant damage caused by the violation of this Rule.

After a lengthy review and discussion of the information provided, a motion was made, seconded and unanimously carried to change the name of the rule to "Balcony/Patio Barbeque and Appliance Rule;" and to mail out the revised rule for a 30-day period of membership comments.

Solar Panel Guidelines

Management advised that there is new legislation allowing for owners to install solar panels on their roofs of the building, even though the roofs are owned by 1/364. Management contacted the Association's legal counsel to draft some documents, should an Owner be interested in installing solar panels on their roof, so the Association could have documents in place when this situation arises.

*After a lengthy review and discussion of the information provided, a motion was made, seconded and unanimously carried to **table** these documents so the Board Members have more time to read and process them.*

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, December 3, 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 7:39 p.m.

APPROVED Respectfully submitted,

Peri Sword, Recording Secretary

Carol A. Cannon 12/3/19
Board Member Date

[Signature]
Board Member Date