

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
OCTOBER 22, 2024**

- CALL TO ORDER:** Community Association Manager, Michelle Monahan, called the Board of Directors meeting of the Belsera Community Association to order at 5:32 p.m., via Zoom.
- BOARD MEMBERS PRESENT:** Ken Schulte, President
Simon Mayeski, Vice President
Carol Corporales, Secretary
Melissa James, Treasurer
Mary Bot Norton, Director
- MANAGEMENT REPRESENTATIVES:** Michelle Monahan, Community Manager, Walters Management
Jenny Voss, Recording Secretary, Walters Management
- OTHERS PRESENT:** Four (4) interested homeowners
- EXECUTIVE SESSION DISCLOSURE:** During the September 24, 2024 Executive Session meeting, the following items were discussed:
- Minutes
 - Collections
 - Legal
 - Owner Requests
- HOMEOWNER FORUM:** **Homeowner Forum**
A time was provided for homeowners in attendance to share any questions, comments, or concerns. There were six (6) owners present. Topic discussed:
- Fire insurance limits
- APPROVAL OF MINUTES:** **September 24, 2024, General Session Minutes**
Management provided the Board of Directors with the draft General Session minutes of the September 24, 2024, General Session Meeting.
- After discussion and upon a motion duly made, seconded, and unanimously carried, the Board approved the September 24, 2024, General Session Minutes as submitted. (Mayeski/Shulte)
- FINANCIAL REPORTS:** **Financial Report – September 2024**
Management presented the Board with the financials ending September 2024

In accordance with California Civil Code Section §5500(a-e), the Board of

Directors reviewed the financial statements for the month ending September 2024. Based on this review, the Association is in compliance with Civil Code requirements. Upon motion duly made, seconded, and carried unanimously, the Board accepted the August 2024 financial statements pending the annual review. (James/Corporales)

Resolution 5380 (b) (6) – September 2024

Management presented the resolutions related to approved Assembly Bill 2912, allowing for the payment of bills more than \$10,000.00 (i.e., water bills, etc.) between meetings.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the Resolutions 5380 (b) (6) for September 2024 as presented. (Corporales/Mayeski)

- Monthly Landscape Maintenance - \$14,243.00
- Waste Management - \$11,673.39
- Reserve Contributions - \$27,662.00
- Reserve Loan Payback - \$38,000.00
- Western Tree - \$17,645.00

Collections

No action needed.

ACTION ITEMS:

Lower Pool Pump

Management presented the Board with correspondence from American Home Butler regarding the lower pool pump and the possibility of purchasing a new one. Informational only.

Restoration Systems Balcony Proposals

Management informed the Board that the red flagged balconies at Belsera have been repaired and are currently waiting for the Engineer to review and sign off. Informational only. (Shulte/Mayeski)

Lightfoot Planning Group Contract

Management presented the Board with a contract from Lightfoot Planning Group to complete the review of solar applications as they are submitted at an initial review cost of \$150.00. The Board accepted the contacted rate as presented.

Earthquake Insurance

Management presented the Board with the earthquake insurance renewal proposal from Assured Partners which expires October 22, 2024. Following review and discussion, the Board agreed to continue with the insurance policy on the condition the agency can bind the earthquake insurance for the same insurance expiration (9 months out) as the other

policies held through them. (James/Corporales) (Mayeski – appose)

Next Meeting

The next Regular Meeting is scheduled for November 26, 2024, at 5:30 p.m. via Zoom.

Adjourn

There being no further business to come before the Board, the meeting was adjourned to Executive Session at 6:20 p.m.

ATTEST:

Respectfully submitted,

Jenny Voss, Recording Secretary

APPROVE:



01/16/2025

Board Member

Date