

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

**October 23, 2012**

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:01 p.m. by President, Ralph Kingery, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Ralph Kingery, President  
Simon Mayeski, Vice President  
Leslie Pembroke, Treasurer  
Patricia Dean, Secretary  
Lisa Lehr, Director
- ABSENT** None
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management  
Karoline Whitaker, Recording Secretary, Walters Management  
Interested Homeowners
- HOMEOWNER FORUM** The meeting was opened for homeowner comments. Topics brought before the Board for discussion were:
- Proposed parking rules
- EXECUTIVE SESSION DISCLOSURE** At the August 13, 2012 Executive Session meeting, the Board conducted a violation hearing, reviewed a request for extension on a violation, and discussed a past due account with the homeowner.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the September 25, 2012 Board meeting.
- Upon a motion duly made and seconded; the Board of Directors approved the Regular Session minutes of the September 25, 2012 Board meeting as corrected. The motion passed. (Mayeski/Dean)
- TREASURER'S REPORT** The Board reviewed the September 2012 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).
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the September 2012 financials as submitted, pending audit. (Pembroke/Mayeski)
- AGING REPORT** The Board reviewed the 10/23/12 Aging Report and took the following actions:
- Account 69178 – Upon a motion duly made, seconded, and carried unanimously; the Board voted to order an asset search on the homeowner to determine property status. (Pembroke/Dean)
- Account 69112 – This former homeowner was granted bankruptcy protection. The pre-petition amount owed is uncollectable and must be written off. Upon a motion duly made, seconded, and carried unanimously; the Board voted to write-off \$7,075.50 and send the remaining balance due of \$1,926.00 to

collections. (Dean/Kingery)

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 (Mayeski/Kingery):

- 69221 (958.00)
- 69356 (807.00)

### **NEW PARKING RULES**

The Board discussed the opinions of the homeowners who were present. It was agreed that the hours when a permit is required should be adjusted. The Board also deleted the rule regarding a vehicle remaining in the place space for more than 72 hours. It was also clarified that 7 permit uses means 7 night uses.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the parking rules with these noted changes to be sent to the membership for notification. (Dean/Kingery)

### **HOMEOWNER REQUEST TO RECONSIDER**

At the last meeting on 9/25/12 the Board reviewed the following proposal submitted by Pestgon, Inc:

- Proposal in the amount of \$905.00 to locally treat for termites found in the attic rafter and sill areas of 11352 Portobelo #6.

The Board did not approve the treatment and the homeowner, Debbie Raffanti, was present to request that the Board reconsider the decision and approve the recommended treatment.

Upon a motion duly made, seconded and carried unanimously; the Board voted to approve the proposal Pestgon proposal in the amount of \$905.00. (Mayeski/Dean)

### **RENTER AUTHORIZATION DOCUMENTATION**

This item was tabled to the next meeting.

### **SOLAR LIGHTING**

This item was tabled to the next meeting.

### **ARCHITECTURAL APPLICATION**

The Board reviewed an architectural application submitted by the owners of 11016 Portobelo for the installation of replacement windows and sliding glass door.

Upon a motion duly made, seconded and carried unanimously; the Board voted to approve the application as submitted. (Pembroke/Mayeski)

**INFORMATIONAL  
ITEMS**

The Board reviewed the following informational items:

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


**ADJOURNMENT**

There being no further matters to come before the Belsera Board of Directors, the Regular Session meeting was adjourned at 8:21 p.m and the Board entered Executive Session.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

**APPROVED:**

  
\_\_\_\_\_  
Ralph Kingery, President                      11/27/12  
Date

  
\_\_\_\_\_  
Patricia Dean, Secretary                      11/27/12  
Date