

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

**October 23, 2018**

- CALL TO ORDER**      The Board of Directors meeting of the Belsera Community Association was called to order at 6:06 p.m. by Carol Corporales, President, at the Tierrasanta Recreation Center, 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 Fennell, Community Manager, Walters Management  
Ruth Vaughn, Recording Secretary, Walters Management
- OTHERS PRESENT**      Interested Homeowners
- EXECUTIVE SESSION DISCLOSURE**      The Board held an Executive Session meeting following the September 25, 2018 General Session meeting to discuss contracts.
- HOMEOWNER FORUM**      A time was provided for homeowners in attendance to share any questions, comments or concerns. The following topics were discussed:
- Playground replacement
- APPROVAL OF MINUTES**      **September 25, 2018 General Session Minutes**  
Management provided the Board of Directors with the draft General Session minutes of the September 25, 2018 Board meeting.
- After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the September 25, 2018 General Session minutes as corrected.*
- FINANCIAL REPORT**      **September 25, 2018 Financial Statements**  
Management provided the Board of Directors with the September 25, 2018 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 25, 2018. Based on this review, the Association is in compliance with Civil Code requirements.

*After review & discussion of the information provided, a motion was made, seconded and unanimously carried to **accept** the September 25, 2018 financial statements pending the annual financial review by the Association CPA as required by California Civil Code Section §5500.*

## **MANAGEMENT REPORT**

### **Property Repairs**

#### **Precision Concrete**

Management informed the Board that Precision Concrete did a comprehensive property review of all trip hazards within the Belsera community. Management provided the Board of Directors with a list detailing the areas that can be repaired without taking up the concrete and replacing it which is extremely costly. The cost for the repairs provided by Precision Concrete is \$32,914.50.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the proposal from Precision Concrete at a cost of \$32,914.50.*

#### **Benesh Electric**

Management provided the Board with a proposal from Benesh Electric for the monthly lighting services at a cost of \$95.00 for the walkthrough, cost and time for replacement of bulbs.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** having Benesh Electric be the lighting contractor and give Three Phase Electric a 30 day notice of termination of contract.*

#### **Benesh Electric – Bollard Lights**

Management provided the Board with a proposal for the replacement of the 5 bollard lights that are broken at a cost of \$5,670.00.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** purchasing 1 of each type of Bollard light which is a total of 3.*

#### **Dead Tree Removal**

Management provided the Board with a proposal from Green Valley Landscape to remove a dead pear tree and replace it with a 24" box laurel tree with a bubbler in the amount of \$600.00.

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

*proposal from Green Valley Landscape at a cost of \$600.00. The Board also requested Green Valley Landscape provides a cost for the removal of the tree directly behind this one.*

**Paint Proposal**

Management provided the Board with a paint proposal submitted by Pacific Western Painting, for the front and garage doors. The cost to paint each front door is \$100.00, and to paint the garage door is \$225.00. If the neighborhood is able to get 25% of the doors painted at the same time, the cost will be \$65.00 per door and \$140.00 per garage door. Management informed the Board that this is not a service that the HOA provides and would need to be organized through the members, not Management. The Board agreed to table this item for the next meeting as Nancy Burke is getting additional proposals.

**Reimbursement Request – 11360 Portobelo Drive #2**

Management provided the Board with a reimbursement request submitted by the owners of 11360 Portobelo Drive #2, due to a water leak. They are requesting the HOA reimburse them for the high SDG&E bill they received in August 2018, as they feel it was high because of the dry-out equipment that was placed in their home.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** reimbursing the owners \$50.00.*

**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 November 27, 2018

**ADJOURNMENT**

There being no further business to come before the Belsera Board of Directors, the General Session meeting was adjourned to Executive Session at 6:50 p.m.

**APPROVED**

Respectfully submitted,

Ruth Vaughn, Recording Secretary

Carol L. Cook 11/27/18  
Board Member      Date

  
Board Member      Date