

**BELSERA COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
GENERAL SESSION MINUTES  
OCTOBER 24, 2023**

- 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
- MANAGEMENT REPRESENTATIVES:** Michelle Monahan, Community Manager, Walters Management  
Jenny Voss, Recording Secretary, Walters Management
- OTHERS PRESENT:** Five (5) interested homeowners.
- EXECUTIVE SESSION DISCLOSURE:** During the September 26, 2023 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 five (5) owners present. Topic discussed:
- Window washer recommendations
- APPROVAL OF MINUTES:** **September 26, 2023, General Session Minutes**  
Management provided the Board of Directors with the draft General Session minutes of the September 26, 2023, General Session Meeting.
- After discussion and upon a motion duly made, seconded, and unanimously carried, the Board approved the September 26, 2023, General Session Minutes with revisions. (Corporales/Mayeski)*
- FINANCIAL REPORTS:** **Financial Report - September 2023**  
Management presented the Board with the financials ending September 2023.
- In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending*

*September 2023. 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 September 2023 financial statements pending the annual review. (Schulte/Corporales)*

**Resolution 5380 (b) (6) – September 2023**

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 2023 as presented. (Shulte/Corporales)*

**Collections-APN:373-521-31-24**

No action needed.

**ACTION ITEMS:**

**Green Valley Landscape Proposal**

Management provided the Board with proposal 615-2023-03 from Green Valley Landscape to install a new 24” box tree near unit #11326 Portobelo Dr. in the amount of \$600.00.

The Board agreed to table the proposal while they research alternate locations more in need of a new tree.

**Capstone Recommendation**

Management provided the Board with information from Capstone to proactively do a “harden” against wildfire. It was noted this is not a guarantee; however, the Fire Department is working with a Board member to help with being proactive which is the reason Capstone provided this information. Capstone will be walking the site for fire prevention recommendations which the Board is in support of. No action is needed now; informational only.

**Next Meeting**

The next Regular Meeting is scheduled for November 28, 2023, 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 5:53 p.m.

**APPROVE:**



\_\_\_\_\_  
Board Member

12/22/2023

\_\_\_\_\_  
Date