

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

October 25, 2011

- 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
Carol Corporales, Vice President
Simon Mayeski, Treasurer
Patricia Dean, Secretary
Leslie Pembroke, 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 comments from homeowners. The following topics were brought before the Board for discussion:
- Waste Management
 - Landscaping
 - HOA assessments
 - Parking
 - Water surges/pressure
- APPROVAL OF MINUTES** The Board reviewed the minutes of the September 27, 2011 Board meeting.
- Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved the Regular Session minutes from the September 27, 2011 Board meeting with noted changes. (Kingery/Dean)
- TREASURER'S REPORT** The Board reviewed the September 2011 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 unanimously carried; the Board of Directors approved the September 2011 financials as submitted, pending audit. (Mayeski/Pembroke)
- RATIFICATION OF ACTION TAKEN OUTSIDE OF A MEETING** The following motion was unanimously approved by the Board via email:
1. Motion to increase crime coverage to \$2,000,000 for FHA approval.
- Upon a motion duly made, seconded, and carried unanimously; the Board voted to ratify the action taken outside of a meeting for the approval of increasing crime coverage to \$2,000,000.00. (Pembroke/Mayeski)

PARKING RULES & REGULATIONS

The Board reviewed the current language of the Rules & Regulations regarding parking.

Upon a motion duly made, seconded, and carried unanimously; the Board voted to add the following rule to the current Rules & Regulations:
"Guest parking is allowed in spaces marked "Guest Parking" only. Parking spaces designated as Guest Parking **shall not** be used by Belsera residents. Extended stay arrangements, if needed, must be made with the management company in advance by resident. Violators are subject to fines and/or tow.
(Kingery/Dean)

WROUGHT IRON FENCING REPAIR

The Board reviewed a proposal in the amount of \$7,715.00 to repair the fencing behind 11352 Camino Playa Cancun and a proposal in the amount of \$7,600.00 for full replacement of the fence.

Upon a motion duly made, seconded, and unanimously carried; the Board approved the proposal in the amount of \$7,600.00 submitted by Bear Fence to replace the fence. (Kingery/Mayeski)

LANDSCAPE PROPOSALS

The Board reviewed the following landscape proposals:

1. \$1,300 – 1st entry monument beautification
2. \$150.00 – Remove dead Eucalyptus tree at 11306-1
3. \$970.00 – Remove 7 diseased pear trees at: 11320-1, 11346-5, 11368-1, 11352-5, 11346-4, 11212, 11204.5
4. \$1,400.00 – Replace removed trees at 11212, 11204.5, 11346-4 & 5, 11352-5
5. \$275.00 – Remove Jacaranda tree at 11326-5
6. \$350.00 – Replace annual color at entrance ^{three.} ~~at lower pool~~

Upon a motion duly made, seconded, and unanimously carried; the Board approved the above landscaping proposals. (Mayeski/Dean)

GUTTER AND DOWNSPOUT CLEANING PROPOSALS

The Board reviewed two proposals for the annual cleaning of downspouts and gutters.

Upon a motion duly made, seconded, and carried unanimously; the Board voted to approve the proposal submitted by Restoration Systems & Consulting in the amount of \$7,750.00. (Mayeski/Pembroke)

REALLOCATION OF FUNDS

The Board discussed a recommendation by Jose Mejares, CPA, to move \$77,237.00 from the operating account to the reserve account.

Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved moving \$77,237.00 from the operating account to the reserve account. (Mayeski/Dean)

ARCHITECTURAL APPLICATION

The Board reviewed the following architectural application:

- 11316 Camino Playa Cancun #1 – previously installed exterior irrigation system.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the application as submitted on the condition that all future repair costs to this gutter are to be absorbed by the unit owner.
(Dean/Pembroke)

RETAINING WALL

The Board reviewed a proposal in the amount of \$10,145.00 submitted by Jon Wayne Construction to erect a retaining wall at the slope between buildings 15 and 16. The Board also reviewed a proposal in the amount of \$1,710.00 submitted by Green Valley Landscape to install a keystone wall at this location.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the proposal submitted by Green Valley Landscape in the amount of \$1,710.00 (Mayeski/Kingery)

INFORMATIONAL ITEMS

The Board reviewed the following informational items:

- Action list
- Work order log
- Walkthrough
- Correspondence
- New Unit Listing
- Map/Calendar

ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the Regular Session meeting was adjourned at 7:38 p.m and the Board entered Executive Session.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:


Ralph Kingery, President 11/20/11 Date


Patricia Dean, Secretary Date