

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

October 25, 2017

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 p.m. by Carol Corporales, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Carol Corporales, President
James Gianelli, Vice President
Victor Gianelli, Director
Simon Mayeski, Treasurer
- MEMBERS ABSENT** Martin Molina, Secretary
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Cory Frazier, Recording Secretary, Walters Management
Interested Homeowner
- HOMEOWNER FORUM** No topics were discussed during homeowner forum.
- EXECUTIVE SESSION DISCLOSURE** At the September 26, 2017 Executive Session meeting, the Board discussed the following:
- Approval of minutes
 - Hearings
- APPROVAL OF MINUTES** The Board reviewed the minutes of the September 26, 2017 Board meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of September 26, 2017.
- TREASURER'S REPORT** In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending September 2017. Based on this review, the Association is in compliance with Civil Code requirements.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors moved to accept the September 25, 2017 financial statements pending the annual review.
- LIEN RESOLUTION** The Board reviewed and discussed a lien resolution for account #69362. Upon a motion duly made, seconded and carried unanimously; the Board approved the resolution to record a lien on account number 69362.
- PROPERTY REPAIRS**
- Plumbing Leak**
ARS Plumbing presented a proposal in the amount of \$1,485.00 to repair a plumbing leak at 11016 Portobelo Drive.
- Moisture Intrusion**
The Board reviewed and discussed a proposal to repair stucco damaged by moisture intrusion at 11360 Portobelo Drive, Unit 6 in the amount of

\$1,585.00.

Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal in the amount of \$1,585.00.

Dead Tree

The Board reviewed and discussed a proposal to remove two trees located at 11366-1 Camino Playa Cancun and 11310-1 Camino Playa Cancun in the amount of \$700.00.

Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal in the amount of \$700.00.

The Board requested that management explore options to replant a tree somewhere in the community each time a tree is removed.

Termites

The Board reviewed and discussed a proposal for termite extermination at 11292 Portobelo Drive in the amount of \$1,230.00.

Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal in the amount of \$1,230.00.

PLAY STRUCTURE

The Board reviewed and discussed proposals for installation of a play structure. A motion to approve the first proposal in the amount of \$28,342.63 was made by James Gianelli and seconded by Victor Gianelli. The motion was opposed by Simon Mayeski and Carol Corporales and did not pass.

LED LIGHT UPDATE

The Board discussed replacement of Belsera lighting with LED lights to save on energy bills. Rod Benesh of Benesh Electric Inc. provided a proposal in the amount of \$23,528.11 to complete an LED retrofit on sixty-three carport fixtures.

Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal in the amount of \$23,528.11.

REQUEST FOR REIMBURSEMENT

The Board reviewed and discussed requests for reimbursement by homeowners towed during tree trimming in the amounts of \$263.00 and \$278.32, respectively.

Upon a motion duly made, seconded and carried unanimously; the Board approved the requests for reimbursement.

**INFORMATIONAL
ITEMS**

The Board reviewed the following informational items:

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

NEXT MEETING

The next Board of Directors Meeting is scheduled for November 28th, 2017.

ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned to executive session at 6:55 p.m.

Respectfully submitted,

Cory Frazier, Recording Secretary

APPROVED:



Board Member

11/28/17

Date



Board Member

11/28/17

Date