

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

October 26, 2010

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 p.m. by President, Simon Mayeski, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Simon Mayeski, President
Carol Corporales, Vice President
Ralph Kingery, Secretary
Patricia Dean, Director
- ABSENT** Leslie Pembroke, Treasurer
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Karoline Whitaker, Community Association Administrator, Walters Management
Interested Homeowners
- APPROVAL OF MINUTES** The Board reviewed the minutes of the September 28, 2010 Board meeting.
Upon a motion duly made, seconded and unanimously carried, the Board of Directors approved the Regular Session minutes from the September 28, 2010 Board meeting as submitted. (Kingery/Dean)
- HOMEOWNER FORUM** The following items were discussed during Homeowner Forum:
- Insurance bids
 - 2nd floor hardwood flooring installation regulations
 - Trash & gutters
 - Pool cleanliness
- TREASURER'S REPORT** The Board reviewed the September 2010 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). A motion was duly made, seconded, and carried unanimously to approve September 2010 financials as submitted, pending audit. (Pembroke/Kingery)
Dean
- AGING REPORT** Upon a motion duly made, seconded, and unanimously carried; the Board authorized management to conduct an asset search on the following members to collect on delinquent assessments in accordance with the Association's Collection Policy and Civil Code requirements: (Mayeski/Corporales)
- 383-130680 (\$11,182.49)
 - 383-036840 (\$4,344.00)
 - 383-138620 (\$3,075.50)

Upon a motion duly made, seconded, and unanimously carried; the Board authorized management to send the following account to the attorney to begin foreclosure proceedings. (Mayeski/Kingery)

- 383-001420

RATIFICATION OF ACTIONS TAKEN OUTSIDE OF A MEETING

The following was unanimously approved by the Board via email:

1. Payment schedule for account 383-026851
2. Proposal from ARS Plumbing in the amount of \$4,490.00 to repair hot water slab leak in unit 11392-3.

Upon a motion duly made, seconded and carried unanimously, the Board voted to Ratify the actions taken outside of a meeting and approve the payment schedule for account 383-026851 and ARS proposal in the amount of \$4,490.00. (Mayeski/Kingery)

LIGUSTRUM PLANTS

The Board discussed the presence of ligustrum plants and the need to remove them to prevent further slab and meter damage.

This item was tabled pending the landscape architect's review.

ROOFING

The Board reviewed recommendations for roofing repair solutions.

Upon a motion duly made, seconded, and carried unanimously, the Board authorized Paradise Roofing to complete a repair plan not to exceed a cost of \$5,000.00. (Mayeski/Kingery)

PAVING PROPOSAL

The Board reviewed a proposal from Aztec Paving for the repair of 4 (four) eroded areas in the amount of \$1,380.00.

Upon a motion duly made, seconded, and unanimously carried; the Board approved the proposal from Aztec Paving in the amount of \$1,380.00 to include the repair of 5 (five) areas. (Mayeski/Kingery)

RETAINING WALL

The Board discussed the issues regarding the slope at 11158 Portobelo Dr.

The Board instructed management to obtain a bid from Bear Fence Company for installing a permanent fence at two locations.

INFORMATIONAL ITEMS

The Board reviewed the following informational items:

- Action list
- Work order log
- Correspondence
- Unit listing
- Map/Calendar

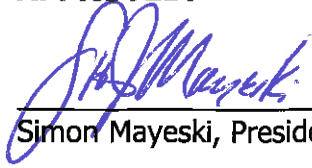
ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:


Simon Mayeski, President

11/23/10
Date


Ralph Kingery, Secretary

11/23/10
Date