

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

**October 27, 2009**

- MEMBERS PRESENT** Simon Mayeski, President  
Carol Corporales, Vice President  
Leslie Pembroke, Treasurer  
Ralph Kingery, Secretary  
Patricia Dean, Director
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management  
Brittany Joseph, Recording Secretary, Walters Management  
Interested Homeowners
- CALL TO ORDER** The Belsera Community Association Board of Directors Meeting was called to order at 6:10 PM, by Simon Mayeski, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124.
- HOMEOWNER FORUM** The following items were brought up for discussion during the Homeowner's Forum:
- An owner was present to discuss the meeting he had with Paul Davis Restoration regarding the coating of his balcony. He would prefer the smooth texture.
  - The asphalt on the lower section of the property near the lower pool is cracked and discolored. This is also the case with several other areas throughout the property.
  - Near 11192 Portobelo, there is a large section of landscape that has not been taken care of and is dead. The owner would like to know the plans for this area.
  - An owner is happy with the direction given to the landscapers regarding trimming.
  - Owner questioned if there were plans for residual funds to be returned to owners on a prorated basis.
- MINUTE APPROVAL** The Board reviewed the minutes from the September 22, 2009 Regular Session meeting. Upon a motion duly made, seconded, and carried unanimously the minutes from the September 22, 2009 Regular Session meeting were approved pending amendments. (Kingery/Dean)
- TREASURER'S REPORT** The Board reviewed the September 2009 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 and carried unanimously to accept the September 2009 financials submitted pending audit. (Pembroke/Kingery)

**HANDICAPPED  
PARKING**

There were two requests from owner's requesting that they be able to park in guest parking near their home due to the fact that they are handicapped, and own a handicapped placard. Management would like to know if the Board wants to install an actual handicap spot or if we will honor the request of the owners.

Upon a motion duly made, seconded, and carried unanimously, the Board would like for management to post a notice stating that parking in guest parking is allowed for those who display a handicap placard in their vehicle. (Kingery/ Pembroke)

**LANDSCAPE  
PROPOSALS**

The Board reviewed the following landscape proposals:

1. Install a 24' box Ornamental Pear Tree, repair and adjust irrigation near 11309-4 Camino Playa Cancun, in the amount of \$375.00.

There are many diseased Pear Trees throughout the property this proposal has been tabled at this time due to the recommendation of Western Tree Service.

2. Install 12 flats of red/pink Begonias with a black border of dusty miller to the color monuments at the entrance of lower Belsera, in the amount of \$576.00.

This proposal was also tabled due to the fact that the Board feels that the entry ways should be part of the landscape contract.

**RAIN GUTTER  
PROPOSALS**

The Board reviewed the following proposals for rain gutter cleaning:

1. Gale Force Pressure Washing- \$12,500.00

2. Rain Gutter Cleaners- \$15,500.00

3. Paul Davis Restoration- \$9, 010.00

4. Top Notch- \$18,900.00

Upon a motion duly made, seconded, and carried unanimously, the Board Approved the Paul Davis proposal pending that a better description of work to be completed is provided. (Mayeski/ Pembroke)

**RATIFICATION OF A  
VOTE TAKEN  
OUTSIDE OF A  
MEETING**

The Board reviewed and approved the renewal for Earthquake Insurance via email.

Upon a motion duly made, seconded, and carried unanimously, the Board voted to ratify the decision made outside of a meeting to renew the Earthquake Insurance in the amount of \$37,750.00. (Pembroke/ Kingery)

**DECK PROPOSAL FOR  
11310-1 CPC**

The Board reviewed a proposal submitted by Paul Davis Restoration. There are needed repairs to the deck membrane that has been pulled

away from the plywood substrate and can be a potential leak if it rains. The cost for repairs is \$2,400.00.

Upon a motion duly made, seconded, and carried unanimously, the Board approved the proposal from Paul Davis and is not to exceed \$2,400.00. (Kingery/ Dean)

The owner would prefer a smooth coating on the deck rather than a textured coating which was recommended by Paul Davis.

## **POOL FENCING PROPOSALS**

The Board reviewed a change order proposal from Saddle Back Fence with an increase to their original proposal, in the amount of \$3,427.27.

Management met again with Bear Fence to have them review their bid and resubmit a proposal to replace the pool fence. The Proposal was obtained before the meeting in the amount of \$28,851.00.

Upon a motion duly made, seconded, and carried unanimously, the board voted to approve the Beard Fence proposal in the amount of \$28,851.00 pending a sketched plan. The Board would like to see a plan drawn of what is currently in place. (Kingery/ Pembroke)

## **LANDSCAPE ARCHITECT PROPOSAL**

The Board reviewed a proposal for 3 typical landscape plan drawings for the front yard areas that are struggling. The proposed plan would meet the new water restrictions and are resistant to rabbit damage.

The Board has tabled this item and would like to see more detail on the proposed locations. Once this is obtained it will be sent to the Architectural committee for review.

## **ADJOURNMENT**

The Regular Session meeting was temporarily adjourned to Executive Session at 7:31 P.M.

## **RE-OPENED**

The Regular Session meeting was re-opened at 7:59 P.M. for further discussion.

## **AGING REPORT/ RESOLUTION TO RECORD LIEN**

The Board Reviewed the Aging Report as of September 25, 2009. The Board also reviewed the Resolution to Record Lien against the following delinquent accounts:

### **1. 383-018050- \$774.00**

Upon a motion duly made, seconded, and carried unanimously, the Board voted to approve the Resolution to Record a Lien against account# 383-018050. (Pembroke/ Dean)

