

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

**October 27, 2015**

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:04 p.m. by Simon Mayeski, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Simon Mayeski, President  
Martin Molina, Vice President  
Carol Corporales, Treasurer  
Bonnie Alexander, Secretary  
Richard Thurlow, 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 homeowner commentary. Topics brought before the Board for discussion were:
- Gutter cleaning issues
  - Over-trimming of bushes
  - Dog attack
- EXECUTIVE SESSION DISCLOSURE** During the 9/22/15 Executive Session meeting, the Board of Directors approved prior Executive Session meeting minutes and held a violation hearing.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the September 22, 2015 Board meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of the September 22, 2015 Board meeting as submitted. (Alexander/Molina)
- TREASURER'S REPORT** In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the months ending September 2015. 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 accepted the September 2015 financial statements pending the annual review. (Mayeski/Molina)
- RESOLUTION TO RECORD A LIEN** The Board reviewed the Aging Report as of 10/26/15.
- Upon a motion duly made, seconded, and unanimously carried; the Board authorized the recording of a lien against the property of account 171956 to collect on delinquent assessments in the amount of \$1,145.20 in accordance with the Association's Collection Policy and Civil Code requirements. (Molina/Corporales)

**BOARD APPOINTMENT** The Board reviewed statements from Steve Taylor, Richard Thurlow and Charles Valentine who are interested in filling the vacancy on the Board of Directors.

A motion was duly and made seconded to appoint Steve Taylor to the Board of Directors. Upon voting, the motion failed. (Alexander/Mayeski)

A motion was duly and made seconded to appoint Richard Thurlow to the Board of Directors. Upon voting, the motion passed. (Mayeski/Corporales)

Richard Thurlow's term will end June 2016.

**PROPERTY REPAIR PROPOSALS**

The Board reviewed the following property repair proposals submitted by Restoration Systems & Consulting:

- Proposal in the amount of \$1,845.00 for gutter and drainage improvements at 11356 Camino Playa Cancun #2

Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to approve the proposal in the amount of \$1,845.00. (Mayeski/Molina)

- Proposal in the amount of \$1,765.00 for dry rot repairs on the balcony of 11326 Portobelo #6

Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to approve the proposal in the amount of \$1,765.00. (Mayeski/Thurlow)

- Proposal in the amount of \$1,045.00 drainage improvements at sidewalk in front of 11376 Portobelo #7

Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to approve the proposal in the amount of \$1,045.00. (Mayeski/Thurlow)

- Proposals in the amounts of \$1,685.00 & \$874.00 for balcony repairs and interior repairs respectively, due to water intrusion

Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to approve the proposals totaling \$2,559.00. (Corporales/Molina)

**LANDSCAPE PROPOSALS**

The Board reviewed the following landscape proposals submitted by Green Valley Landscape and Maintenance:

- Proposal in the amount of \$591.00 for tree root removal and replacement of concrete at 11280 Portobelo.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to approve the proposal in the amount of \$591.00. (Mayeski/Molina)

- Proposal in the amount of \$300.00 to remove the Eucalyptus tree across from 11204.5 Portobelo that is damaging the adjacent concrete

Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to approve the proposal in the amount of \$300.00. (Mayeski/Molina)

- Proposal in the amount of \$769.00 for removal of dying hedges across from the upper pool and replace with Pittosporum shrubs with irrigation

Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to approve the proposal in the amount of \$769.00. (Molina/Mayeski)

- Proposal in the amount of \$1,054.00 for turf removal and replanting of area across from building 4, along Camino Playa Cancun

Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to approve the proposal in the amount of \$1,054.00. (Molina/Mayeski)

- Proposal in the amount of \$1,700.00 for the removal of 3 Eucalyptus trees behind 11306 Camino Playa Cancun #5. There was discussion of the location of the trees culminating in the decision that stump grinding will be unnecessary.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to approve the proposal without stump grinding for an amount not to exceed \$1,700.00. (Mayeski/Corporales)

## **RODENT PROPOSAL**

The Board reviewed correspondence submitted by Pestgon, Inc. They have requested a complex schematic that depicts which units have access to common area attic space. This information is necessary to keep the costs down when performing building rodent exclusions.

Management will work on providing this information to Pestgon.

## **ARCHITECTURAL APPLICATION**

The Board reviewed the following architectural application:

- 11280 Portobelo Dr. – application for the retroactive approval of the installation of an exterior security camera

There was discussion regarding privacy rights of nearby residents that may arise due to the installation of the camera as well as the need for uniformity of exterior appearances of all units.

Upon a motion duly made and seconded, the Board voted to deny the architectural application as submitted and require the removal of the security camera. The motion passed with Bonnie Alexander abstaining from the vote. (Corporales/Mayeski)

**RATIFICATION OF ACTION TAKEN**

The following emergency repair was approved by a Board majority via email:

- Slab leak repair at 11346 Portobelo #7 in the amount of \$4,490.00 by ARS Plumbing.

Upon a motion duly made, seconded and carried unanimously; the Board voted to ratify the action taken outside of a meeting for approval of the ARS Plumbing proposal in the amount of \$4,490.00. (Mayeski/Molina)

**INFORMATIONAL ITEMS**

The Board reviewed the following informational items:

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

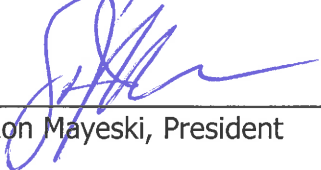
**ADJOURNMENT**

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

**APPROVED:**

  
\_\_\_\_\_  
Simon Mayeski, President

11/24/15  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Bonnie Alexander, Secretary Date