

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

October 28, 2014

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:02 p.m. by President, Simon Mayeski, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Simon Mayeski, President
Martin Molina, Vice President
Carol Corporales, Director
Bonnie Alexander, Director
- ABSENT** Ralph Kingery, Treasurer
- 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 comments. The topic brought before the Board for discussion was:
- Extended security hours
 - Property break-ins
 - Dog barking complaint
 - Solar panels
 - Termite budgeting
- EXECUTIVE SESSION DISCLOSURE** At the September 23, 2014 Executive Session meeting, the Board approved the previous meeting's minutes, held a violation hearing and discussed other property violations.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the September 23, 2014 Board meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the Regular Session minutes of the September 23, 2014 Board meeting as submitted. (Alexander/Mayeski)
- 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 2014. 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 2014 financial statements pending the annual review. (Mayeski/Alexander)
- SECURITY REVIEW** Sean Daniels, Private Security, was present to discuss available security options with the Board. Board member Martin Molina, stated that he would like to see extended roaming security patrol through the entire Association. Mr. Daniels stated that security cameras could provide a cost-effective alternative to having a physical guard present. The Board conveyed that cameras would not provide the same deterrent that having a guard present would provide.

Sean Daniels will provide the Board with a proposal for increased hours of guard patrol.

The item is tabled until the next meeting.

BOARD RESIGNATION AND APPOINTMENT

The Board reviewed and accepted written correspondence dated 10/06/14 from Pat Dean who resigned from the Board effective immediately.

The Board discussed options for filling the vacancy. The Board polled the owners in attendance for volunteers willing to serve on the Board of Directors. Carol Corporales volunteered to fill the Board vacancy.

Upon a motion duly made, seconded and unanimously carried; the Board voted to appoint Carol Corporales to fill the Board vacancy for the term ending June 2015. (Molina/Mayeski)

LANDSCAPE PROPOSALS

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

- Removal of 4,750 ft² of grass and replace with drought tolerant plants for a cost of \$11,091.00. There is a County rebate of \$2.00 for each square foot of grass removed, bringing the net cost after rebate to \$1,591.00.

The Board would like to review the proposed locations where the **grass** will be removed.

This item is tabled to the next meeting.

- Proposal in the amount of \$400.00 to remove a small patch of Ivy and replace with 12 5-gallon shrubs.

Upon a motion duly made and seconded, the Board voted to approve the removal of Ivy and replace with shrubs. The vote resulted in a tie and subsequently the motion failed. (Mayeski/Alexander)

The Board reviewed a homeowner's request to plant a Hong Kong Orchid tree and Magnolia tree in the common area landscaping at 11044 Portobelo. The homeowner will assume all costs for the gardeners to plant the trees upon Board approval.

The Board will review the surrounding areas to insure that the proposed trees fit well with the current aesthetics. This item is tabled to the next meeting.

PESTGON PROPOSALS

The Board reviewed the following proposals submitted by Pestgon, Inc:

- Proposal in the amount of \$1,620.00 for local termite treatment in window slider framing, attic joist rafters and duct enclosure.

Upon a motion duly made, seconded and carried unanimously; the Board voted to approve the Pestgon proposal in the amount of \$1,620.00. (Mayeski/Alexander)

- Proposal in the amount of \$2,777.00 for building repairs at 11260.5 Portobelo to close rodent access points.

Upon a motion duly made, seconded and carried unanimously; the Board voted to approve the Pestgon proposal in the amount of \$2,777.00. (Mayeski/Alexander)

SPA LIGHT REPAIR

The Board reviewed a proposal submitted by Three Phase Electric in the amount of \$3,464.00 to repair the spa light at the upper pool. Prior approval was granted to Aqua Pool who was unable to complete the job.

Upon a motion duly made, seconded and carried unanimously; the Board voted to approve the Three Phase Electric proposal in the amount of \$3,464.00. (Corporales/Mayeski)

CAMERA SIGNAGE

The Board reviewed three options provided by Omni Graphics for pool signage that will notify users that the area is under surveillance by video cameras.

Upon a motion duly made, seconded and carried unanimously; the Board voted to approve the 12" x 12" "Option 1" sign that reads, "VIDEO CAMERAS ARE IN USE FOR THE PROTECTION OF OUR RESIDENTS." (Mayeski/Corporales)

HOMEOWNER REIMBURSEMENT

The Board reviewed correspondence submitted by a tenant who is requesting reimbursement for costs incurred when their vehicle was broken into while parked on the City street.

The Board reviewed the opinion of the Association's attorney which stated that the Board has no liability for situations that occur on a public street.

Upon a motion duly made, seconded and carried unanimously; the Board voted to deny the request for reimbursement. (Mayeski/Corporales)

INFORMATIONAL ITEMS

The Board reviewed the following informational items:

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


ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the Regular Session meeting was adjourned at 7:54 p.m.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:

	<u>11/25/14</u>		<u>11/25/14</u>
Simon Mayeski, President	Date	Carol Corporales, Secretary	Date