

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

November 22, 2011

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:05 p.m. by President, Ralph Kingery, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Ralph Kingery, President
Carol Corporales, Vice President
Simon Mayeski, Treasurer
Leslie Pembroke, Director
- ABSENT** Patricia Dean, Secretary
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Karoline Whitaker, Recording Secretary, Walters Management
Jay Austria, AT&T
- HOMEOWNER FORUM** There were no homeowners present.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the October 25, 2011 Board meeting.

Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved the Regular Session minutes from the October 25, 2011 Board meeting with noted changes. (Mayeski/Corporales)
- TREASURER'S REPORT** The Board reviewed the October 2011 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).

Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved the October 2011 financials as submitted, pending audit. (Mayeski/Pembroke)
- AGING REPORT** The Board discussed collection options for monies owed by previous homeowners. The Board instructed management to research costs of hiring a private investigator to locate the prior-owners of accounts:
- 131430 (\$4,344.00)
 - 131433 (\$3,075.50)
- Management can proceed with hiring a private investigator if the cost is below \$100.00.
- Upon a motion duly made, seconded, and unanimously carried; the Board authorized the recording of a Lien against the property of the following member to collect on delinquent assessments in accordance with the Association's Collection Policy and Civil Code requirements as outlined in the Resolution to Record Liens presented to the Board (Mayeski/Corporales):
- 69241 (1,148.00)

PARKING RULES & REGULATIONS

The Board reviewed correspondence from the attorney regarding the Board's proposed changes to the parking rules. The new language was not adopted to the Rules & Regulations. Management will call residents who park in guest parking to a hearing where fines can be levied.

POOL REPAIRS

The Board reviewed a list of repairs as submitted by Aqua Pools. The Board requested that Management obtain additional proposals.

This item is tabled pending receipt of additional proposals.

AT&T U-VERSE

Jay Austria of AT&T presented the Board with an offer to pay Belsera HOA a bonus for every Belsera resident who signed up with an AT&T service, in exchange for allowing AT&T to advertise their services onsite.

The Board does not want to move forward with this offer. No action was taken.

SB 563 NEW LAWS

The Board reviewed the new laws taking affect on 1/1/12 regarding amendments to the Open Meeting Act.

TERMITES

The Board reviewed a proposal submitted by Payne Pest Management in the amount of \$375.00 to spot treat areas in the drywall of unit 11284 Portobelo found to have dry wood termites.

Upon a motion duly made and seconded, the Board of Directors approved the proposal submitted by Payne Pest Management in the amount of \$375.00. The motion carried. (Kingery/Mayeski)

TREE RECYCLING

The Board discussed placement of a Waste Management tree recycling bin. The Board would like the bin placed in guest parking.

NEW BUSINESS

Status Report

Leslie Pembroke presented the Board with a Status Report that she created. The Board approved the status report to be posted in the community.

Landscaping

The Board reviewed a proposal submitted by Green Valley Landscape in the amount of \$1,500.00 to install plants in the area in front of 11140 Portobelo.

Upon a motion duly made, seconded, and unanimously carried; the Board of Directors approved the landscaping proposal submitted by Green Valley Landscape in the amount of \$1,500.00. (Kingery/Mayeski)

INFORMATIONAL ITEMS

The Board reviewed the following informational items:

- Action list
- Work order log
- Walkthrough
- Correspondence

- New Unit Listing
- Map/Calendar

**TEMPORARY
ADJOURNMENT**

There being no further matters to come before the Belsera Board of Directors, the Regular Session meeting was temporarily adjourned at 7:35 p.m and the Board entered Executive Session.

RECONVENE

Regular Session was reconvened at 8:21 PM.

INTENT TO FORECLOSE

During Executive Session, the Board unanimously voted to begin foreclosure proceedings on the following account:

- 383-33270 APN #373-521-22-21

ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the Regular Session meeting was adjourned at 8:23 p.m

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:



Ralph Kingery, President

1/24/12

Date



Patricia Dean, Secretary

1/24/12

Date