

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

**November 22, 2016**

- CALL TO ORDER**                   The Board of Directors meeting of the Belsera Community Association was called to order at 6:02 p.m. by Carol Corporales, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT**               Carol Corporales, President  
Simon Mayeski, Treasurer  
James Gianelli, Director
- ABSENT**                             Martin Molina, Vice President  
Victor Gianelli, Secretary
- OTHERS PRESENT**                 Robin Fennell, Community Association Manager, Walters Management  
Cory Frazier, Recording Secretary, Walters Management  
Interested Homeowners
- HOMEOWNER FORUM**             The meeting was opened for homeowner commentary. The following topics were discussed:
- Derelict Car
  - Notices of Work being done
  - Gnats
- EXECUTIVE SESSION DISCLOSURE**   The Board did not adjourn to Executive Session following the October 25, 2016 General Session Meeting.
- APPROVAL OF MINUTES**           The Board reviewed the minutes of the October 25, 2016 Board meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of October 25, 2016. (J. Gianelli/Mayeski)
- TREASURER'S REPORT**           In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending October 2016. 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 moved to accept the October 2016 financial statements pending the annual review. (Mayeski/J. Gianelli)
- PLUMBING RECOMMENDATIONS**   The Board discussed strategies to mitigate plumbing costs for Belsera and prevent leaks. The Board requested management have ARS check pressure regulators throughout the community and bid to replace them and also to have a second bid on replacing the pressure regulators.

**LED LIGHTING**

Management is acquiring a competing bid for replacement of the lighting at Belsera with LED lighting. The subject was tabled for the next meeting.

**SPEED BUMPS**

The Board discussed placing new speed bumps near entrances #3 and #4 in an attempt to mitigate speeding at Belsera.

**VIDEO CAMERAS**

This topic was tabled for the next meeting.

**REQUESTS FOR REIMBURSEMENT**

**Hotel Reimbursement**

The owner at 11160.5 Portobelo is requesting reimbursement for 5 days in a hotel due to a slab leak at her home leaving her without water. The total bill is \$325.48.

Upon a motion duly made, seconded and carried unanimously; the Board approved reimbursement for the hotel expenses in the amount of \$325.48. (Mayeski/Corporales)

**Chair Reimbursement**

Suzanne Diangelo is requesting reimbursement for a chair left on common area that was disposed of by management after multiple warnings. The cost was \$35.

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

**Towing Reimbursement**

The owners of 11140.5 Portobelo Drive are requesting reimbursement for their car being towed. The bill is \$263.00.

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

**New Spa Jet Pump**

The Board discussed a proposal from American Home Butler to install a new Spa Jet Pump in the lower spa in the amount of \$1,295.00. Upon a motion duly made, seconded and unanimously carried; the Board approved the proposal in the amount of \$1,295.00. (Corporales/J. Gianelli)

**Deck Sealing Proposals**

The Board reviewed proposals by American Home Butler to seal the lower pool deck in the amount of \$950.00 and the upper pool deck in the amount of \$322.00. The Board tabled these proposals for the next meeting.

**Gutter & Downspout Cleaning**

The Board reviewed and considered a proposal by Restoration Services and Consulting for gutter and downspout cleaning in the amount of \$8,295.00. Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal in the amount of \$8,295.00.

#### **FIRE COST UPDATE**

Management gave the Board a status update on unit 111376-4 Camino Playa Cancun which had been damaged in a fire. The total loss covered by insurance is \$127,370.94 minus the \$25,000.00 deductible.

#### **POOL PROPOSAL**

##### **Spa Light Fixture**

The Board considered a proposal by American Home Butler to replace a spa light fixture in the amount of \$1,560.00 with a discount of \$500.00 if the plaster proposal is also approved.

Upon a motion duly made, seconded and unanimously carried; the Board approved the proposal to replace the spa light fixture. (Mayeski/Gianelli)

##### **Replastering and Retiling Pools**

The Board considered a proposal by American Home Butler to replaster, retile and bring the pools up to code in the amount of \$35,816.00.

Upon a motion duly made, seconded and unanimously carried; the Board approved the proposal by American Home Butler in the amount of \$35,816.00. (J. Gianelli/Mayeski)

#### **DRAFT RESOLUTION**

The Board reviewed and discussed a draft proposal put together by the association's attorney regarding maintenance responsibility of the association's decks.

#### **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 to Executive Session at 7:26 p.m.

Respectfully submitted,

Cory Frazier, Recording Secretary

**APPROVED:**

Carol Corporales      1/24/17  
Carol Corporales, President      Date

Victor Gianelli      \_\_\_\_\_  
Victor Gianelli, Secretary      Date