

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

**November 24, 2009**

**MEMBERS PRESENT**

Simon Mayeski, President  
Carol Corporales, Vice President  
Leslie Pembroke, Treasurer  
Ralph Kingery, Secretary  
Patricia Dean, Director

**ABSENT**

None

**OTHERS PRESENT**

Robin Fennell, Community Association Manager, Walters Management  
Brittany Joseph, Recording Secretary, Walters Management  
Homeowners

**CALL TO ORDER**

The Board of Directors meeting of the Belsera Community Association was called to order at 6:01 p.m. by President, Simon Mayeski, at the Tierrasanta Center, 11220 Clairemont Boulevard, San Diego Ca 92124

**EXECUTIVE  
DISCLOSURE**

Simon Mayeski, President, provided a summary of the Executive Session meeting held on October 27, 2009 at 6:00 PM:

**HOME OWNER FORUM**

The following items were discussed during the homeowner forum:

- Procedures on changing windows.
- There was a brief discussion on the status of the landscaping project.

**APPROVAL OF  
MINUTES**

Upon a motion duly made, seconded and unanimously carried the Board of Directors approved the Regular Session minutes from the October 27, 2009 meeting. (Kingery/ Pembroke)

**TREASURER'S REPORT**

The Board reviewed the October 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 approve October 2009 financials as submitted pending audit. (Pembroke/ Simon)

**PET WASTE STATION  
PROPOSALS**

Management presented a proposal to install pet waste stations in a few problem areas throughout the community.

Upon a motion duly made, seconded, and carried unanimously, the Board voted to have 3 stations installed. (Kingery/ Dean)

**ROOF LEAK- 11246  
PORTOBELLO**

The Board reviewed a bid from Dils Roofing in the amount of \$475.00, to repair a leak at unit 11246 Portobello. There is a taped joint in the drywall that appears cracked. The recommendation is to weather block the hip and ridge.

Upon a motion duly made, seconded and carried unanimously, the Board

approved the bid from Dils roofing in the amount of \$475.00. (Kingery/ Pembroke)

**DECK REPAIR-11074  
PORTOBELO**

The Board reviewed a bid from Paul Davis Restoration in the amount of \$1,150.00.

The Board would like to see a more detailed breakdown in cost for material and hours worked. The Board would also like to be sure that the proper code approved screws are used.

The Board would like Management to obtain a second bid from Apex.

**DECK REPAIR- 11360  
PORTOBELO #8**

Brad Hammerston was out to this unit to review the issues with the deck. There were two options/ bids submitted by Apex, one being for complete removal and replacement in the amount of \$6,696.13 and the other being a short term fix in the amount of \$3,666.29.

Upon a motion duly made, seconded, and carried unanimously, the Board approved the Apex bid in the amount of \$3,666.29. (Kingery/ Dean)

**PROPOSAL TO UPDATE  
THE CC&RS**

Management will obtain three bids to present to the Boards.

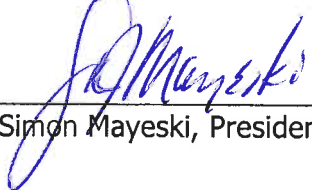
**ADJOURNMENT**

There being no further matters to come before the Belsera Board of Directors the meeting was adjourned at 7:02 p.m.

Respectfully Submitted,

Brittany Joseph, Recording Secretary

**APPROVED:**

  
Simon Mayeski, President

Date

 1/26/09  
Ralph Kingery, Secretary

Date