

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

November 24, 2015

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 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
- ABSENT** Richard Thurlow, Director
- 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:
- Dog bites/dog attack incident
- EXECUTIVE SESSION DISCLOSURE** The Board did not adjourn to Executive Session following the October 27, 2015 General Session meeting.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the October 27, 2015 Board meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of the October 27, 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 October 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 October 2015 financial statements pending the annual review. (Corporales/Alexander)
- DOG ATTACK** During Homeowner Forum at the 10/27/15 General Session meeting, an incident of a dog attack was brought before the Board for discussion. Management was ^{will} confer with the Association's Attorney, Rick Salpietra, for direction on what could legally be done about the incident and how the Board could prevent this from happening in the future. Management advised the Board that Mr. Salpietra stated that the Board can and should follow the current violation procedure for the attacking dog being off leash. Restricting certain breeds at Belsera will require a change to the CC&Rs. At this time, the Board advised they do not wish to pursue changing the CC&Rs due to the expense and historical lack of votes that are required for such a change.

**RESERVE
RECOMMENDATION**

The Board reviewed a recommendation from David Lynn of Morgan Stanley Smith Barney to continue to ladder the Reserve portfolio by reducing the money market balance by making the following investments:

\$100,000 36-month CD

\$100,000 30-month CD

\$100,000 36-month CD

\$178,769 plus \$20,121 monthly contribution & interest to remain liquid

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the recommendation as submitted. (Mayeski/Corporales)

**LANDSCAPE
PROPOSALS**

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

- Proposal in the amount of \$6,358.00 to add river rock to 4 areas that were not included in the original river rock bid.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to approve the proposal in the amount of \$6,358.00. (Corporales/Mayeski)

- Proposal in the amount of \$350.00 to install a 24" Rhapsiolepis patio tree in front of 11332 Portobelo #2 to replace a tree that was removed.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to approve the proposal in the amount of \$350.00. (Mayeski/Molina)

- Proposal in the amount of \$1,683.00 for turf removal and installation of drought tolerant plants near 11295.5 Portobelo.

A motion was duly made to approve the proposal. The motion was not seconded and subsequently failed. (Mayeski)

RODENT PROPOSAL

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

- Proposal in the amount of \$3,158.00 to remove remnants of a honeycomb and large rodent nest and seal exterior access points.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to approve the proposal in the amount of \$3,158.00. (Mayeski/Molina)

ROOFING PROPOSAL

The Board reviewed correspondence from Paradise Roofing regarding the cost to repair a leaking roof on a stand-alone garage near 11034 Portobelo. The cost to repair is approximately \$1,100.00.

Upon a motion duly made and seconded, the Board voted to approve the repair of the stand-alone garage for an approximate cost of \$1,100.00 (Mayeski/Alexander)

**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 6:38 p.m. and the Board entered Executive Session.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:



Simon Mayeski, President 1/26/16
Date



Bonnie Alexander, Secretary 1/26/16
Date