

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

November 25, 2008

- MEMBERS PRESENT** Susan Leverenz, President
Simon Mayeski, Vice President
Leslie Pembroke, Treasurer
Ralph Kingery, Secretary
Carol Corporales, Director
- MEMBERS ABSENT** None
- OTHERS PRESENT** Michael Yadrick, Community Association Manager, Walters Management
Sarah Gilman, Recording Secretary, Walters Management
- CALL TO ORDER** The Belsera Community Association Board of Directors Meeting was called to order at 6:00PM, by Susan Leverenz, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124.
- MINUTE APPROVAL** The Board reviewed the minutes from the October 28, 2008 meeting. Upon a motion duly made, seconded and carried unanimously the minutes from the October 28, 2008 Board meeting were approved with amendments. (Kingery/Leverenz)
- HOMEOWNER FORUM** Brief discussion ensued regarding the following topics:
- Painting of the carports
 - Fire door replacement
- PRESENTATION** Corrosion engineers from Leak Control Services made a brief presentation regarding copper corrosion and cathodic protection of underground piping.
- TREASURER'S REPORT** The Board reviewed the October 2008 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, seconded and carried unanimously to accept the October 2008 financials as submitted pending audit.
(Pembroke/Leverenz)
- MANAGEMENT REPORT** **Unanimous Written Consent – Pool Heat:** The Board agreed by unanimous written consent outside of a meeting to turn off the pool heat at the lower pool area for the winter and leave both Jacuzzi's heated.
- A motion was duly made, seconded and carried unanimously to ratify the decision made outside of a meeting via unanimous written consent to heat

the Jacuzzi's and the upper pool area for the winter.
(Pembroke/Leverenz)

Unanimous Written Consent – Hot Water Slab Leak: The Board agreed by unanimous written consent outside of a meeting to approve the hot water line repairs for the slab leak affecting the homeowner with account number 000340.

A motion was duly made, seconded and carried unanimously to ratify the decision made outside of a meeting via unanimous written consent to approve the hot water line repairs for the slab leak affecting the homeowner with account number 000340. (Leverenz/Kingery)

Request for IDR: The Board reviewed the correspondence between Management, the Board and the homeowner with account number 135010. No action was taken.

Delinquency Report: The Board reviewed the aging report summary dated October 25, 2008 and the resolution to record a lien.

A motion was duly made, seconded and carried unanimously to approve the resolution to record a lien against the homeowner with account number 137640. (Pembroke/Kingery)

Following the resolution, the Board reviewed a request for payment plan. No action was taken.

INFORMATIONAL ITEMS

Michael Yadrick presented the Board with the following documents for informational purposes. No action is required.

- Action Item List of 10/28/08
- Maintenance Log of 10/23/08 – 11/13/08
- Drive Through Notes of 10/28/08
- Unit Listing – by address (10/23/08 – 11/13/08)
- Property Information and Map

NEW/OLD BUSINESS

Gutter Cleaning:

The Board reviewed proposals to clean the gutters from Gale Force and Any & All Rain Gutter Cleaners.

A motion was duly made, seconded and carried unanimously to approve the proposal from Gale Force at a cost of \$12,500. (Mayeski/Kingery)

Asphalt:

The Board reviewed proposals for extensive overlay, sealing, re-striping,

and painting of the asphalt throughout the community from Angus Asphalt and Aztec Paving. Discussion was tabled.

Termites:

The Board reviewed a proposal from D & S Termite and Pest Control to tent 11010 Portobello.

A motion was duly made, seconded and carried unanimously to approve the proposal from D & S Termite and Pest Control. (Kingery/Mayeski)

NEXT MEETING DATE

The next Board of Directors meeting will be held on Tuesday, January 27, 2009, at the Tierrasanta Recreation Center 11220 Clairemont Mesa Boulevard, San Diego, CA 92124 at 6:00 PM.


ADJOURNMENT


There being no further business before the Board of Directors, the meeting was adjourned at 7:19 PM.

Respectfully Submitted,

Sarah Gilman
Recording Secretary, Walters Management

APPROVED:

 1/27/09
Susan Leverenz, President Date

 1/27/09
Ralph Kingery, Secretary Date