

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

November 25, 2014

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 p.m. by President, Simon Mayeski, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Simon Mayeski, President
Martin Molina, Vice President
Ralph Kingery, Treasurer
Carol Corporales, Director
Bonnie Alexander, Director
- ABSENT** None
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Karoline Whitaker, Recording Secretary, Walters Management
- HOMEOWNER FORUM** There were no homeowners in attendance.
- EXECUTIVE SESSION DISCLOSURE** The Board did not adjourn to Executive Session following the 10/28/14 General Session meeting.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the October 28, 2014 Board meeting.

Upon a motion duly made and seconded, the Board of Directors approved the General Session minutes of the October 28, 2014 Board meeting as submitted. The motion passed. (Alexander/Mayeski)
- 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 2014. 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 2014 financial statements pending the annual review. (Alexander/Mayeski)
- RESOLUTION TO RECORD A LIEN** The Board reviewed the Aging Report as of 11/25/14.

Upon a motion duly made, seconded, and unanimously carried; the Board authorized the recording of a lien against the property of account 69221 to collect on delinquent assessments in the amount of \$2,736.90 in accordance with the Association's Collection Policy and Civil Code requirements. (Kingery/Mayeski)
- BOARD REORGANIZATION** Following the appointment of Carol Corporales to the Board at the last meeting, the Board reorganized positions as follows for the remainder of the 2014-2015 term:

President – Simon Mayeski
Vice President – Martin Molina

Secretary – Carol Corporales
Treasurer – Ralph Kingery
Director – Bonnie Alexander

SECURITY REVIEW

The Board reviewed a proposal submitted by Private Security with pricing options on increased officer patrols.

This item is tabled to the next meeting.

LANDSCAPE PROPOSALS

The Board reviewed the following proposal submitted by Green Valley Landscape:

- Removal of 4,750 ft² of grass and replace with drought tolerant plants for a cost of \$11,091.00. There is a County rebate of \$2.00 for each square foot of grass removed, bringing the net cost after rebate to \$1,591.00.

This item is tabled to the next meeting.

The Board reviewed a homeowner's request to plant a Hong Kong Orchid tree and Magnolia tree in the common area landscaping at 11044 Portobelo. The homeowner offered to assume all costs for the gardeners to plant the trees upon Board approval.

Upon a motion duly made and seconded; the Board voted to deny the request to plant the Hong Kong Orchid tree in common area. The motion passed. (Corporales/Kingery)

NEW STREET SIGNAGE

The Board reviewed information submitted by Ralph Kingery of the need for additional street signage at Camino Playa Cancun and Portobelo Drive.

The Board instructed Management to obtain pricing for the street signs.

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 3-year CD

\$152,074 plus \$27,775 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/Kingery)

RODENT INFESTATION INTERVENTION

The Board reviewed correspondence from a homeowner who suspects that the neighboring unit owner is a hoarder and therefore is the cause of a rodent infestation.

The Board directed Management to enlist help from the Health Department and also arrange for a rodent inspection of all units in this building.

**INFORMATIONAL
ITEMS**

The Board reviewed the following informational items:

- Action list
- Work order log
- Unit Escrow List
- Correspondence
- Calendar/Map

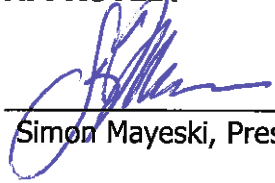
ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned at 7:24 p.m. and the Board entered Executive Session.

Respectfully submitted,

Karoline Whitaker, Recording Secretary

APPROVED:



Simon Mayeski, President

1/22/15

Date



Carol Corporales, Secretary

Date