

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
November 25, 2025**

CALL TO ORDER: Community Association Manager, Michelle Monahan, called the Board of Directors meeting of the Belsera Community Association to order at 5:30 p.m., via Zoom.

BOARD MEMBERS PRESENT: Simon Mayeski, President
Melissa James, Vice President
Ken Schulte, Treasurer
Carol Corporales, Secretary
Jeff Norton, Director

ABSENT:
MANAGEMENT REPRESENTATIVES: Michelle Monahan, Community Manager, Walters Management
Josue Sanchez, Recording Secretary, Walters Management

OTHERS PRESENT: Additionally present for observation and general comment:
Jamie, Marie Ptarr, Mike,
Patricia Robertson, Christine. Coral, Ashley, Kelsey Nager.

EXECUTIVE SESSION DISCLOSURE: During the October 28, 2025, Executive Session meeting, the following items were discussed:

- Minutes
- Collections
- Legal
- Owner Requests

HOMEOWNER FORUM: **Homeowner Forum**
A time was provided for homeowners in attendance to share any questions, comments, or concerns. Topics discussed:

- Jamie – Concerned about property insurance and lack of qualification for conventional loans.
- Marie Pratt – Thanked management for resolving noise concerns and leak response.
- Mike – General comments.
- Patricia Robertson – Requested closure of patio gutter ticket and status update.
- Ashley – Thanked the Board and management.
- Christine – Suggested umbrella insurance as an alternative; Board clarified umbrella policies do not cover rebuild costs. Requested that homeowners receive projected costs.
- Coral – Comments on community matters.
- Kelsey Nager – Commented on insurance discussion.

- Matt Sweetman – Thanked Board and management for efforts on the insurance issue.
- Sarah, Tricia, Santhyo – General comments.
- Tricia – Requested follow-up on ServPro roof leak proposal.

**CONCENSUS
CALENDAR**

The Board ratified previously approved proposals for emergency/priority repairs completed by Martin Plumbing, Restoration Systems, and ServPro. Upon a motion duly made, seconded, and carried unanimously, the Board approved the consensus calendar for minute purposes. (Mayeski/James)

**APPROVAL OF
MINUTES:**

October 28, 2025, General Session Minutes

Management provided the Board of Directors with the draft General Session minutes of the October 28, 2025, General Session Meeting.

Upon a motion duly made, seconded, and carried unanimously, the Board approved the October 28, 2025, General Session Minutes as submitted. (Mayeski/Corporales)

FINANCIAL REPORTS:

Financial Report – October 2025

Management presented the Board with the financials ending in October 2025. In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending October 2025. Based on this review, the Association is in compliance with Civil Code requirements. Upon motion duly made, seconded, and carried unanimously, the Board accepted the October 2025 financial statements pending the annual review. (Mayeski/James)

Resolution 5380 (b) (6) – October 2025

Management presented the resolutions related to the approved Assembly Bill 2912, allowing for the payment of bills of more than \$10,000.00 (i.e., water bills, etc.) between meetings.

Upon a motion duly made, seconded, and unanimously carried, the Board approved Resolutions 5380 (b) (6) for October 2025 as presented. (Mayeski/Corporales)

- Waste Management – \$13,010.40
- Green Valley Landscape – \$14,955.00
- Reserve Contribution – \$36,000.00
- U.S. Treasury – \$23,634.00
- Paradise Roofing – \$68,950.00
- Restoration Systems – \$10,310.00

Collections

Management presented the delinquency report. In accordance with Civil Code §5673, the Board approved sending a lien on Account #69221.

Upon a motion duly made, seconded, and carried unanimously, the Board approved the lien authorization as presented.
(Mayeski/Schulte)

No action Needed

ACTION ITEMS:

Property Insurance Concerns

The Board reviewed correspondence from the owner of 11330 Camino Playa Cancun #1 regarding the Association’s current property insurance issues and potential impacts on mortgage qualification.

Treasurer Schulte informed the membership that he will personally contact Dan, the Association’s insurance broker, to obtain a detailed breakdown of:

What would be required for Belsera to become fully insured,

The expected premium increase,

The financial impact those premiums would have on the Association.

Treasurer Schulte will provide the findings to management prior to the next Board meeting, so the Board may begin preparing for the 2026 insurance cycle.

**HOMEOWNER
REQUESTS**

Management was directed to continue tracking insurance developments and preparing updated communication to the membership.

Next Meeting

The next Regular Meeting is scheduled for January 27, 2025, at 5:30 p.m. via Zoom.

Adjourn

There being no further business to come before the Board, the meeting was adjourned to Executive Session at 6:07 p.m.

ATTEST:

Respectfully submitted,

Josue Sanchez, Recording Secretary

APPROVE:

Simon Mayeski

02/02/2026

Board Member

Date

