

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

November 26, 2013

- CALL TO ORDER** The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 p.m. by President, Leslie Pembroke, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124
- MEMBERS PRESENT** Leslie Pembroke, President
Simon Mayeski, Vice President
Ralph Kingery, Treasurer
- ABSENT** Patricia Dean, Secretary
Lisa Lehr, Director
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Karoline Whitaker, Recording Secretary, Walters Management
Interested Homeowner
Sean Daniels, Private Security
- HOMEOWNER FORUM** The meeting was opened for homeowner comments. The topic brought before the Board for discussion was a neighbor noise.
- EXECUTIVE SESSION DISCLOSURE** At the September 24, 2013 Executive Session meeting, the Board discussed a unit's architectural noncompliance, a homeowner's request to reconsider an imposed disciplinary fine, and collections.
- PARKING ENFORCEMENT** Sean Daniels, Private Security, was present and discussed with the Board their concerns that the parking rules are not being enforced consistently. Mr. Daniels stated that since his company fired a particular officer, enforcement has improved. Mr. Daniels also stated that time is a factor.
- Mr. Daniels will continue to improve upon the reporting & monitoring aspects of enforcing the parking rules.
- APPROVAL OF MINUTES** The Board reviewed the minutes of the October 22, 2013 Board meeting.
- Upon a motion duly made, seconded and unanimously carried; the Board of Directors approved the Regular Session minutes of the October 22, 2013 Board meeting as submitted. (Mayeski/Kingery)
- TREASURER'S REPORT** The Board reviewed the October 2013 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).
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the October 2013 financials as submitted, pending audit. (Kingery/Pembroke)
- TRANSFER OF MONEY** Management noted that there are excess funds in the Operating Account and recommended transferring \$50,000.00 from the Operating Account to the Reserve account to stay within the \$250,000 limit for FDIC insurance.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved transferring \$50,000.00 from the Operating Account to the Reserve Account. (Pembroke/Kingery)

AGING REPORT

The Board reviewed the Aging Report as of 11/26/13.

Prior-Owner account #131432 has defaulted on their payment plan.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors voted to send account #131432 to the attorney for a lawsuit. (Pembroke/Kingery)

PAVING PROPOSAL

This item was tabled pending receipt of a 2nd bid.

LANDSCAPE PROPOSAL

The Board reviewed a proposal submitted by Green Valley Landscape in the amount of \$335.00 to remove one tree near parking space 128 that is lifting the concrete and replace it with a 15 gallon Crape Myrtle tree.

Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the proposal in the amount of \$335.00. (Kingery/Pembroke)

REQUEST FOR REIMBURSEMENT

The Board again reviewed correspondence from the owner of 11034 Portobelo who is requesting the Board to reconsider the denial to his reimbursement request in the amount of \$575.00 for damaged a/c lines. The homeowner believes that the damage was caused by the landscapers.

The original ruling to deny the claim stands.

TERMITE PROPOSALS

The Board reviewed a proposal submitted by Pestgon, Inc. for termite treatments:

- \$650.00 to treat for termites found in the the attic framing and sheathing.

Upon a motion duly made, seconded, and unanimously carried; the Board voted to approve the Pestgon proposal in the amount of 650.00. (Pembroke/Mayeski)

PARKING SIGNAGE

The Board reviewed the parking signage and revised the verbiage to read: Permit Parking Only 12:00 am – 6:00 am". Management will provide a final proof to the Board for approval and ensure that the wording meets requirements for Western Towing.

INFORMATIONAL ITEMS

The Board reviewed the following informational items:

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

