

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
NOVEMBER 26, 2024**

- CALL TO ORDER:** Community Association Manager, Michelle Monahan, called the Board of Directors meeting of the Belsera Community Association to order at 5:32 p.m., via Zoom.
- BOARD MEMBERS PRESENT:** Simon Mayeski, Vice President
Carol Corporales, Secretary
Melissa James, Treasurer
Mary Bot Norton, Director
- ABSENT:** Ken Schulte, President
- MANAGEMENT REPRESENTATIVES:** Michelle Monahan, Community Manager, Walters Management
Jenny Voss, Recording Secretary, Walters Management
- OTHERS PRESENT:** Five (5) interested homeowners
- EXECUTIVE SESSION DISCLOSURE:** During the October 22, 2024 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. There were six (6) owners present. NO topics were brought up for discussion.
- APPROVAL OF MINUTES:** October 22, 2024, General Session Minutes
Management provided the Board of Directors with the draft General Session minutes of the October 22, 2024, General Session Meeting.
- After discussion and upon a motion duly made, seconded, and unanimously carried, the Board approved the October 22 2024, General Session Minutes as submitted. (James/Bot Norton)
- FINANCIAL REPORTS:** Financial Report – October 2024
Management presented the Board with the financials ending October 2024.

In accordance with California Civil Code Section §5500(a-e), the Board of

Directors reviewed the financial statements for the month ending September 2024. 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 2024 financial statements pending the annual review. (Bot Norton/James)

Resolution 5380 (b) (6) – October 2024

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

Upon a motion duly made, seconded, and unanimously carried, the Board approved the Resolutions 5380 (b) (6) for October 2024 as presented. (Bot Norton/James)

- Monthly Landscape Maintenance - \$14,243.00
- Waste Management - \$12,510.00
- Reserve Contributions - \$27,662.00
- Restoration Systems - \$21,740.00
- Paid Reserves for Insurance Loan - \$32,000.00

Investment Recommendations

Upon a motion duly made, seconded and carried unanimously, the Board approved the following investment recommendations from Lynn Wealth Management: (Mayeski/James)

- \$100k – 36-month CD (4%) from the current money market balance
- \$100k - 36-month CD (4%) after \$100k CD matures on December 23
- \$109,031 plus interest and the monthly contribution to remain in the money market

Collections

Berman Flury Legal Status Update

Management provided the monthly status report from Berman Flury regarding collection statuses. Board approved to re-issue The Warning of Lien and authorized to Record the lien outlined for the APN373-520-08-43 in Executive Session.

Pool Heat Change

The Board agreed the large pool will stay heated due to the small needing to be drained for repairs soon. Discussion only.

Next Meeting

The next Regular Meeting is scheduled for January 28, 2025, at 5:30 p.m. via Zoom.

Adjourn

There being no further business to come before the Board, the meeting was

ACTION ITEMS:

adjourned to Executive Session at 5:45 p.m.

ATTEST:

Respectfully submitted,

Jenny Voss, Recording Secretary

APPROVE:



01/29/2025

Board Member

Date