

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

November 27, 2018

CALL TO ORDER The Board of Directors meeting of the Belsera Community Association was called to order at 6:00 p.m. by Carol Corporales, President, at the Tierrasanta Recreation Center, 11220 Clairemont Mesa Boulevard, San Diego CA 92124

BOARD MEMBERS PRESENT Carol Corporales, President
Simon Mayeski, Vice President
Nancy Burke, Treasurer
Gregory Sobko, Director

BOARD MEMBERS ABSENT Pat Dean, Secretary

MANAGEMENT REPRESENTATIVES Robin Fennell, Community Manager, Walters Management
Ruth Vaughn, Recording Secretary, Walters Management

OTHERS PRESENT Interested Homeowners
4 San Diego Water Authority Representatives

EXECUTIVE SESSION DISCLOSURE The Board held an Executive Session meeting following the October 23, 2018 General Session meeting to discuss enforcement matters.

HOMEOWNER FORUM A time was provided for homeowners in attendance to share any questions, comments or concerns. The following topics were discussed:

- Communication
- Painting Project

APPROVAL OF MINUTES **October 23, 2018 General Session Minutes**
Management provided the Board of Directors with the draft General Session minutes of the October 23, 2018 Board meeting.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the October 23, 2018 General Session minutes as corrected.*

FINANCIAL REPORT **October 25, 2018 Financial Statements**
Management provided the Board of Directors with the October 25, 2018 financial statements. In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statement for the month ended October 25, 2018. Based on this review, the Association is in compliance with Civil

Code requirements.

*After review & discussion of the information provided, a motion was made, seconded and unanimously carried to **accept** the October 25, 2018 financial statements pending the annual financial review by the Association CPA as required by California Civil Code Section §5500.*

MANAGEMENT REPORT

Property Repairs

Mission Trails Flow Regulatory Structure & Facility Construction

Craig Balben along with 3 other representatives from the San Diego County Water Authority were present at the meeting to answer any questions regarding the Mission Trails flow regulatory structure and flow control facility that is being constructed. Craig advised that the Water authority will be requiring access to the northwestern portion of the park from the access road off Portobelo Drive. The start of construction is expected to be early 2020.

Fence Proposals

Management provided the Board with proposals from Alpine Fence and ProTec for the repair/replacement of the perimeter wrought iron fence.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the proposal submitted by Alpine fence at a cost of \$2,400.00.*

Balcony Repair Proposal – 11340 Portobelo Drive #1

Management provided the Board with a proposal from Restoration Systems for the balcony repair needed at 11340 Portobelo Drive #1.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the proposal from Restoration Systems for the balcony repair at a cost of \$1,980.00.*

Balcony Repair Proposal – 11376 Camino Playa Cancun #3

Management provided the Board with a proposal from Restoration Systems for the balcony repair needed at 11376 Camino Playa Cancun #3.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the*

proposal from Restoration Systems for the balcony repair at a cost of \$2,435.00.

ProTec Hourly Rate Increase

Management provided the Board with a notice from ProTec advising they will be increasing their hourly rate from \$42.00 to \$43.00 due to the minimum wage increase, effective January 1, 2019.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the hourly wage increase from ProTec Building Services.*

Sidewalk Proposal – 11340 Protobelo Drive #1

Management provided the Board with a proposal submitted by ProTec to divert the sidewalk away from the storm drain by this unit, as it is a slip hazard.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** the proposal from ProTec at a cost of \$3,785.00.*

NEW BUSINESS

Condo Address Postings

This agenda item was tabled for the January 2019 meeting.

Reimbursement Request – 11370 Camino Playa Cancun #7

Management provided the Board with a reimbursement request submitted by the owners of 11370 Camino Playa Cancun #7, due to a water leak. They are requesting the HOA reimburse them for the high SDG&E bill they received in October 2018, as they feel it was high because of the dry-out equipment that was placed in their home.

*After review and discussion of the information provided, a motion was made, seconded and unanimously carried to **approve** reimbursing the owners \$50.00.*

INFORMATIONAL ITEMS

Management provided the Board of Directors with the correspondence received since the last meeting, updated action item list, work order report, escrow closings report, property information sheet and community map for review purposes. No Board action was necessary at this time.

NEXT MEETING

The next Board of Directors Meeting is scheduled for January 22, 2019

ADJOURNMENT

There being no further business to come before the Belsera Board of Directors, the General Session meeting was adjourned to Executive Session at 8:00 p.m.

APPROVED

Respectfully submitted,

Ruth Vaughn, Recording Secretary

	<u>1/22/19</u>		<u>1/22/19</u>
Board Member	Date	Board Member	Date