

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

November 28, 2017

- 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
- MEMBERS PRESENT** Carol Corporales, President
James Gianelli, Vice President
Victor Gianelli, Director
Simon Mayeski, Treasurer
- MEMBERS ABSENT** Martin Molina, Secretary
- OTHERS PRESENT** Robin Fennell, Community Association Manager, Walters Management
Cory Frazier, Recording Secretary, Walters Management
Interested Homeowners
- HOMEOWNER FORUM** During homeowner forum, the following topics were discussed:
- Pit bull attack
 - FHA Approval
 - Landscaping
 - Car break-ins
 - Bollards
- EXECUTIVE SESSION
DISCLOSURE** At the October 25, 2017 Executive Session meeting, the Board discussed the following:
- Approval of minutes
 - Hearings
- APPROVAL OF
MINUTES** The Board reviewed the minutes of the October 25, 2017 Board meeting.
- Upon a motion duly made, seconded and carried unanimously; the Board of Directors approved the General Session minutes of October 25, 2017.
- TREASURER'S REPORT** In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending October 2017. 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 moved to accept the October 25, 2017 financial statements pending the annual review.

PROPERTY REPAIRS

Termites

The board reviewed and discussed a proposal from Pestgon for treatment of termites in attic framing and skuttle frame at 11138.5 Portobelo Drive in the amount of \$1,295.00.

Dry Rot

The Board reviewed and discussed a proposal to repair dry rot at 11188.5 Portobelo Drive prepared by Restoration Systems and Consulting in the amount of \$3,480.00.

Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal.

BREED RESTRICTION

The Board discussed a homeowner request to create breed restrictions at Belsera. The Board directed management to send a notice to all residents regarding keeping their dogs on a leash and picking up after their pets.

LANDSCAPE PROPOSALS

The Board reviewed and discussed a proposal to remove three pear trees and one oleander tree and replace them with more suitable trees in the amount of \$2,940.00.

Upon a motion duly made, seconded and carried unanimously; the Board approved the proposal.

REQUEST FOR WAIVER OF FINE

The Board considered a request by Suzanne Diangelo to waive a fine by a homeowner.

Upon a motion duly made, seconded and carried unanimously; the Board denied the request to waive the fine.

FHA APPROVAL

The Board considered a request to have the association approved for FHA loans. The Board tabled the discussion until February.

INFORMATIONAL ITEMS

The Board reviewed the following informational items:

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

NEXT MEETING

The next Board of Directors Meeting is scheduled for January 28th, 2017.

ADJOURNMENT

There being no further matters to come before the Belsera Board of Directors, the General Session meeting was adjourned to executive session at 6:55 p.m.

Respectfully submitted,

Cory Frazier, Recording Secretary

APPROVED:



Board Member

1/23/18
Date



Board Member

1/23/18
Date