

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
NOVEMBER 28, 2023**

- CALL TO ORDER:** Community Association Manager, Michelle Monahan, called the Board of Directors meeting of the Belsera Community Association to order at 5:33 p.m., via Zoom.
- BOARD MEMBERS PRESENT:** Ken Schulte, President
Simon Mayeski, Vice President
Carol Corporales, Secretary
Melissa James, Treasurer
- 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 24, 2023 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 five (5) owners present. Topic discussed:
- Garage door replacement recommendations
 - Neighbor smoking complaint
- APPROVAL OF MINUTES:** **October 24, 2023, General Session Minutes**
Management provided the Board of Directors with the draft General Session minutes of the October 24, 2023, General Session Meeting.
- After discussion and upon a motion duly made, seconded, and unanimously carried, the Board approved the October 24, 2023, General Session Minutes with revisions. (Corporales/Mayeski)*
- FINANCIAL REPORTS:** **Financial Report – October 2023**
Management presented the Board with the financials ending October 2023.

In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the month ending October 2023. 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 2023 financial statements pending the annual review. (Corporales/James)

Resolution 5380 (b) (6) – October 2023

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 2023 as presented. (Mayeski/Corporales)

Collections

No action needed.

ACTION ITEMS:

Green Valley Landscape Proposal

Management provided the Board with proposal 615-2023-03 from Green Valley Landscape to install a new Alder tree to match others in the area near unit #11326 Portobelo Dr. in the amount of \$600.00.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the proposal from Green Valley Landscape in the amount of \$600.00 to install the Alder tree. (Shulte/Corporales)

Capstone Recommendation

Management provided the Board with information from Capstone to proactively do a “harden” against wildfire. This was presented in the October meeting and since then Board member, Carol Corporales, has had an opportunity to discuss the recommendations and services provided with a Capstone representative and provided an update to the Board. No action is needed now as further discussion is needed; informational only.

Pool Heat

This item was placed on the agenda due to a recommendation from the pool vendor who believes Spring is too early for the pool heat to be turned back on due to cooler evenings and recommended waiting until May 1st to turn the heat back on.

Following discussion, the Board agreed to leave the heating as it is currently scheduled for the 2nd week in March.

Next Meeting

The next Regular Meeting is scheduled for January 23, 2024, 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 6:26 p.m.

ATTEST:

Respectfully submitted,

Jenny Voss, Recording Secretary

APPROVE:



01/27/2024

Board Member

Date