

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

December 3, 2019

CALL TO ORDER The Board of Directors meeting of the Belsera Community Association was called to order at 6:11 p.m. by Carol Corporales, President, at the Tierrasanta Recreation Center Pool Room, 11220 Clairemont Mesa Boulevard, San Diego CA 92124.

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

BOARD MEMBERS ABSENT Pat Dean, Secretary
Gregory Sobko, Director

MANAGEMENT REPRESENTATIVES Robin Bacon, Community Association Manager, Walters Management
Peri Sword, Recording Secretary, Walters Management

OTHERS PRESENT None

EXECUTIVE SESSION DISCLOSURE There was no Executive Session held after the October 22, 2019 Meeting, so there was nothing to discuss.

HOMEOWNER FORUM A time was provided for homeowners in attendance to share any questions, comments or concerns. There were no homeowners present. Therefore, the Homeowner Forum was closed.

APPROVAL OF MINUTES **October 22, 2019 General Session Minutes**
Management provided the Board of Directors with the draft General Session minutes of the October 22, 2019 General Session Meeting.

*After review and discussion of the information provided, a motion was duly made, seconded and unanimously carried to **approve** the October 22, 2019 General Session minutes as submitted.*

FINANCIAL REPORT **September and October 2019 Financial Statements**
Management provided the Board of Directors with the September and October 2019 financial statements. In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statement for the month ended September and October 2019, pending year-end annual financial review.

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

and October 2019 financial statements pending the annual financial review by the Association CPA as required by California Civil Code Section §5500.

AB 2919 Resolutions –November and December 2019

Management provided the Board with the AB 2919 Resolutions for the monthly expenses for November and December 2019.

*After review & discussion of the information provided, a motion was duly made, seconded and unanimously carried to **approve** the AB 2919 Resolutions for the monthly expenses for November and December 2019.*

**MANAGEMENT
REPORT**

Property Repairs

Termite Proposal for 11376 Portobelo Drive

Management provided the Board with a proposal from Pestgon for termite tenting at 11376 Portobelo Drive. Pestgon had performed a termite inspection for Unit 1 and proposed termite tenting for the entire building. Management requested that Pestgon conduct inspections inside the remaining units in the building to make sure that tenting was the best option, but Pestgon has not provided any further reports. Management advised the Board to table this proposal until more information on the rest of the units in 11376 Portobelo Drive.

*After review & discussion of the information provided, a motion was duly made, seconded and unanimously carried to **table** the proposal from Pestgon until information is received regarding all the units at 11376 Portobelo Drive.*

Proposal to Repair Stucco at 11020 Portobelo Drive

Management provided the Board with a proposal from Restoration Systems to repair stucco on the balcony due to moisture intrusion for a cost of \$1,860.00.

*After review and discussion of the information provided, a motion was duly made, seconded and unanimously carried to **approve** the proposal from Restoration Systems to repair the stucco at 11020 Portobelo Drive at a cost of \$1,860.00.*

Proposal for Carport and Garage Roof Tune-up

Management provided the Board with a proposal from Paradise Roofing to perform a tune up on the carports and the attached garages for a cost of \$22,230.00.

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

proposal from Paradise Roofing to perform the tune up on the carports and the detached garages throughout the community at a cost of \$22,230.00.

Stairwell Landing Repair - 11326 Camino Playa Cancun

Management provided the Board with two (2) proposals to repair the stairwell landing at 11326 Camino Playa Cancun. Restoration Systems and Consulting came in at a price of \$1,265.00. Protec came in at a price of \$2,785.00.

*After review and discussion of the information provided, a motion was duly made, seconded and unanimously carried to **approve** the proposal from Restoration Systems and Consulting to repair the stairwell at 11326 Camino Playa Cancun at a price of \$1,265.00.*

Proposal for Wall Repair and Fence Repainting

Management provided the Board with two (2) proposals to perform fifteen (15) feet of concrete wall repair and the painting of 300 linear feet of 3' tubular iron fencing. Pacific Western Painting and Construction's proposal to perform this work came in at a cost of \$3,326.55. Protec's price to perform the same work came in at \$4,265.00.

*After review and discussion of the information provided, a motion was duly made, seconded and unanimously carried to **approve** the Pacific Western Painting and Construction's proposal to perform fifteen (12) feet of concrete wall repair and the painting of 300 linear feet of 3' tubular iron fencing at a cost of \$3,326.55.*

Architectural Applications

11340 Camino Playa Cancun Unit # 8 - Garage Door Installation

Management presented the Board of Directors with an architectural application from 11340 Camino Playa Cancun Unit #8 to install a new garage door.

*After a lengthy review and discussion of the information provided, a motion was duly made, seconded and unanimously carried to **approve the application with conditions: (1) The garage door must be white in color, and; (2) the garage door may not have any windows of any kind.***

11320 Camino Playa Cancun Unit #8-Hard Flooring Installation

Management presented the Board of Directors with an architectural application from 11320 Camino Playa Cancun #8 to install luxury vinyl flooring.

*After a lengthy review and discussion of the information provided, a motion was duly made, seconded and unanimously carried to **table** this application until the following questions are answered: (1) Does the homeowner live on the ground floor; (2) If she lives on the 2nd floor, does not, does the area where she plans to install the luxury vinyl sit over a garage, and lastly, (3) If the area on which she plans to install the flooring is above a living space, the Sound Transmission Class must be 79.*

Reserve Recommendation

Masha Efros of Morgan Stanley has made recommendations to ladder the \$140,911 liquid assets currently in the association's reserves:

- \$100,000 to be placed in a 36-month CD (1,85% current rate) after the association's \$100,000 matures on November 4;
- \$100,000 to be placed in a 36-month CD after the association's \$100,000 matures on December 9; and
- \$140,911 plus the association's \$16,861 monthly contribution and interest to remain liquid in the money market.

*Upon a motion duly made, seconded and unanimously carried, the Board **approved** the recommendations made by Masha Efros of Morgan Stanley.*

INFORMATIONAL ITEMS

Management provided the Board of Directors with the following reports for their information and/or discussion. No action was required:

- Work Order Report, 10.20.19-11.25.19
- Escrow Closings Report, 10.16.19-11.25.19
- Property Information Sheet
- Correspondence
- Map

NEXT MEETING

The next Board of Directors Meeting is scheduled for Tuesday, January 28, 2020 at 6:00 p.m. at the Tierrasanta Recreation Center Pool Room, 11220 Clairemont Mesa Boulevard, San Diego CA 92124.

ADJOURNMENT

There being no further business to come before the Belsera Board of Directors, the General Session meeting was adjourned at 7:28 p.m.

APPROVED

Respectfully submitted,

Peri Sword, Recording Secretary

Camel. Corp. 1/28/20
Board Member Date

 1/28/20
Board Member Date