

**BELSERA HOMEOWNERS' ASSOCIATION**  
**Board of Directors Meeting**

January 23, 2024

Join Zoom Meeting

<https://waltersmanagement.zoom.us/j/89675750918?pwd=pa6dtAPgXtJqI46B7RPsFXRdIjVdIF.1>

Meeting ID: 896 7575 0918

Passcode: 235630

One tap mobile

+16699006833

- A. 5:30 CALL TO ORDER**
- B. 5:40 EXECUTIVE SESSION DISCLOSURE**
- C. 5:45 HOMEOWNER OPEN FORUM**
- D. 5:55 CONSENSUS CALENDAR**
- E. 5:55 APPROVAL OF MINUTES**
  - 1. November 28, 2023, General Session Minutes
- F. 6:00 FINANCIAL MATTERS**
  - 1. November and December 2023 Financials
  - 2. AB2912 Resolutions
  - 3. Investment Recommendation
  - 4. Collections
- G. 6:15 MANAGEMENT REPORT**
  - 1. Spa Estimate
  - 2. Reserve Study Proposal
  - 3. Capstone Recommendations
- H. OWNER REQUESTS**
  - 1. Outdoor Grills
  - 2. Tow Reimbursement
- I. INFO ITEM**
  - 1. Landscape Walk Notes
  - 2. Annual Calendar
  - 3. Site Map

**ADJOURNMENT TO EXECUTIVE SESSION 6:30 PM**

**J. CALL TO ORDER EXECUTIVE SESSION (6:30 PM)**

**K. APPROVAL OF MINUTES**

**L. COLLECTIONS**

**M. LEGAL**

**N. OWNER COMMENTS**

**ADJOURNMENT**