



NOTICE OF BOARD OF DIRECTORS' MEETING
6:00 PM TUESDAY JANUARY 27, 2009
TIERRASANTA RECREATION CENTER
11220 CLAIREMONT MESA BLVD.
SAN DIEGO, CA. 92124

AGENDA

- I. 6:00 P.M. **CALL TO ORDER** *Susan Leverenz, President*
- II. 6:01 P.M. **HOMEOWNER FORUM** *Susan Leverenz, President*
(Homeowners – Please fill Out Request to Speak Forms – 3 Minute Maximum)
- III. 6:25 P.M. **APPROVAL OF MINUTES** *Ralph Kingery, Secretary*
A. Regular Session Meeting Minutes of November , 2008
- IV. 6:30 P.M. **FINANCIAL REPORT** *Leslie Pembroke, Treasurer*
A. Treasurer's Report: November & December 2008
- V. 6:35 P.M. **PROPERTY MANAGER'S REPORT** *Michael Yadrick, Walters Management*
Requires Action
A. Ratification of Approval Via Unanimous Written Consent
1. Replacement of Upper Pool Filter (\$1,396)
2. Various Lighting Repairs & Replacements (\$4,350)
3. Various roof Repairs (outside contract w/ Dils) (\$7,485)
4. Denial to Reimburse Towing and Other Related Costs 11190 P
B. Reserve Study Proposals
C. Asphalt Proposals
D. Mailbox Replacement Proposals
E. PDR Proposals for Interior Damage Repairs (various)
F. D&S' Proposal for Termite Fumigation at 11138 P
G. ARC Applications
1. 11316-2 CPC – Video Camera Installations
2. 11264 ½ P – Window Installation
H. Aging Report, Lien Resolutions, Write-offs, and Foreclosures
1. 383-018850 (Lien Resolution)
2. 383-999910 \$3,103.52 (Write-off)
3. 383-999920 \$6,079.66 (Write-off)
4. 383-999930 \$10,538.44 (Write-off)
5. 383-999940 \$8,174.66 (Write-off)
6. 383-999950 \$9,572.80 (Write-off)
7. 383-032040 \$5,195.96 (Foreclosure)
- VI. 6:50 P.M. **NEW BUSINESS** *Susan Leverenz, President*
A. Discussion of Governing Documents Updates
B. Correspondence
C. Maintenance Priorities

- VII. 7:00 P.M. **ADJOURNMENT TO EXECUTIVE SESSION** *Susan Leverenz, President*



BELSERA

AT TIERRASANTA NORTE

**EXECUTIVE SESSION BOARD MEETING NOTICE
7:00 PM TUESDAY JANUARY 27, 2009
TIERRASANTA COMMUNITY CENTER
11220 CLAIREMONT MESA BLVD.
SAN DIEGO, CA. 92124**

AGENDA

Homeowners: Please note this meeting is open to Board Members only

- I. 7:00 P.M. CALL TO ORDER *Susan Leverenz, President*
- II. 7:01 P.M. APPROVAL OF MINUTES *Ralph Kingery, Secretary*
A. November 25, 2008 Executive Minutes
- III. 7:05 P.M. VIOLATION REPORT – ALL OPEN AS OF 1/21/09
- IV. 7:10 P.M. SCHEDULED HEARINGS *Susan Leverenz, President*
A. 383-000680 (Lewd Acts / Nuisance Issues)
B. 383-136040 (Noise Nuisances)
- V. 7:10 P.M. APPEALS TO THE BOARD / CORRESPONDENCE *Michael Yadrick, Manager*
A. 383-020650 – Request for \$50 Fine Reversal
B. 383-002100 – Requests for \$100 Fine Reversal
- VI. 7:30 P.M. LITIGATION MATTERS *Susan Leverenz, President*
A. On-going Homeowner to Homeowner Issues
- VII. 7:45 P.M. ADJOURNMENT *Susan Leverenz, President*