

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

January 28, 2025

Join Zoom Meeting

<https://waltersmanagement.zoom.us/j/86149887992?pwd=dEhlc3OGhragM0jZvVcuLilrpdqldr.1>

Meeting ID: 861 4988 7992

Passcode: 242577

One tap mobile

+16694449171

- A. 5:30 CALL TO ORDER**
- B. 5:30 EXECUTIVE SESSION DISCLOSURE**
- C. 5:35 HOMEOWNER OPEN FORUM**
- D. 5:45 CONSENSUS CALENDAR**
- E. 5:45 APPROVAL OF MINUTES**
  - 1. November 26, 2024, General Session Minutes
- F. 5:48 FINANCIAL MATTERS**
  - 1. November Financial
  - 2. AB2912 Resolution
  - 3. Investment Recommendation
  - 4. Collections
- G. 6:00 MANAGEMENT REPORT**
  - 1. Reserve Study Proposal
  - 2. Protec Audit Report
- H. OWNERS COMMENTS/CONCERNS**
  - 1. Architectural Application-Flooring
  - 2. Replace Tree
  - 3. Parking Space
  - 4. FHA Email
- I. INFO ITEM**
  - 1. Annual Calendar
  - 2. Site Map

**ADJOURNMENT**

**EXECUTIVE SESSION 6:00 PM**

- A. CALL TO ORDER**
  - B. APPROVAL OF MINUTES**
  - C. COLLECTIONS**
  - D. LEGAL**
  - E. THIRD PARTY CONTRACTS**
  - F. HOMEOWNER REQUEST**
- ADJOURN**