



NOTICE OF BOARD OF DIRECTORS' MEETING
6:00 PM TUESDAY FEBRUARY 24, 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 January 27, 2009
- IV. 6:30 P.M. **FINANCIAL REPORT** *Leslie Pembroke, Treasurer*
A. Treasurer's Report: January 2009
- V. 6:35 P.M. **PROPERTY MANAGER'S REPORT** *Michael Yadrick, Walters Management*
Requires Action
A. Asphalt / Paving Proposals
B. Lighting Proposal from Three Phase Electric
C. Proposals from Benchmark (and presentation by Jerry Letellier)
1. Smart Controllers Installation Proposals
2. Water-Saving Irrigation
3. Water-saving Plant & Groundcover Installations
D. Contract Renewal with Waste Management
E. Request for Board's Consideration to Amend Community Rules
F. Video Surveillance Proposal from APS
G. Ratification of Approval Via Unanimous Written Consent
1. Paul Davis Restoration
a. 11076 P – Interior Repairs following Flashing Leak - \$1,327.70
b. 11134 P – Exterior repairs Following Flashing Repairs - \$1,779.07
2. Various Roof Repairs (outside contract w/ Dils) - \$5,425.00
H. Aging Report, Lien Resolutions, Foreclosures, & Write-offs
1. 383-038431 Lien Resolution
2. 383-130680 Foreclosure Authorization By Board
3. 383-038430 Write-off \$7,416.91 (CH.7 BK & Foreclosure)
I. Roof Repair Contract from Dils' Roofing (If Received in Time for Meeting)
- 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 FEBRUARY 24, 2009
TIERRSANTA COMMUNITY CENTER
11220 CLAIREMONT MESA BLVD.
SAN DIEGO, CA. 92124

AGENDA

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

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| I. | 7:00 P.M. | CALL TO ORDER | <i>Susan Leverenz, President</i> |
| II. | 7:01 P.M. | APPROVAL OF MINUTES
A. January 27, 2009 Executive Minutes | <i>Ralph Kingery, Secretary</i> |
| III. | 7:05 P.M. | VIOLATION REPORT – 12/01/08 – 2/19/09 | |
| IV. | 7:10 P.M. | SCHEDULED HEARINGS
A. (None Scheduled for this Evening)
B. Correspondence Generated from Last Meeting | <i>Susan Leverenz, President</i> |
| V. | 7:30 P.M. | LITIGATION MATTERS
A. On-going Homeowner to Homeowner Issues | <i>Susan Leverenz, President</i> |
| VI. | 7:45 P.M. | ADJOURNMENT | <i>Susan Leverenz, President</i> |