

**Belsera Homeowners Association  
Board of Directors Meeting**

**TIERRASANTA RECREATION CENTER (Pool Room)  
11220 CLAIREMONT MESA BLVD.  
SAN DIEGO, CA 92124**

**General Session Agenda  
April 24, 2018**

**I. CALL TO ORDER (6:00 PM)**

**II. EXECUTIVE SESSION DISCLOSURE**

**III. HOMEOWNER FORUM**

- |                                           |                    |
|-------------------------------------------|--------------------|
| <b>A. APPROVAL OF MINUTES</b>             |                    |
| A. March 27, 2018 General Session Minutes | <b>Pages 1-2</b>   |
| <b>B. FINANCIAL REPORT</b>                |                    |
| A. Financials and Aging Report            | <b>Pages 3-4</b>   |
| <b>C. COMMUNITY MANAGER'S REPORT</b>      |                    |
| A. Property Repair Proposal               | <b>Page 5-14</b>   |
| B. FHA                                    | <b>Pages 15</b>    |
| C. Building Paint Colors                  | <b>N/A</b>         |
| D. Reserve Report                         | <b>Pages 16-47</b> |
| E. Draft Budget                           | <b>Page 48</b>     |
| F. Annual Election Proposal               | <b>Pages 49-50</b> |
| G. Reserve Recommendation                 | <b>Page 51</b>     |
| H. Security Increase                      | <b>Page 52</b>     |
| <b>D. NEW BUSINESS</b>                    |                    |
| <b>E. INFORMATIONAL ITEMS</b>             | <b>Pages 53-60</b> |

**IV. ADJOURNMENT**

***Next Scheduled Meeting Date: May 22, 2018***

**Belsera Homeowners Association  
Board of Directors Meeting**

Executive Session Agenda  
April 24, 2018

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

**CALL TO ORDER (7:00 PM)**

- |                                             |                   |
|---------------------------------------------|-------------------|
| <b>I. APPROVAL OF MINUTES</b>               |                   |
| A. March 27, 2018 Executive Session Minutes | <b>Page 1</b>     |
| <b>II. MANAGER'S REPORT</b>                 |                   |
| A. Hearing                                  | <b>Pages 2-12</b> |
| <b>III. VIOLATION LOG</b>                   | <b>Pages 13</b>   |
| <b>IV. ADJOURNMENT</b>                      |                   |