

**BELSERA HOMEOWNERS' ASSOCIATION**

**Board of Directors Meeting**

April 28, 2026

<https://waltersmanagement.zoom.us/j/89132972288?pwd=a2nBtSON8z7kGGh7pUczuZoywr84ef.1>

Meeting ID: 891 3297 2288

Passcode: 582084

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**GENERAL SESSION AGENDA**

- A. 5:30 CALL TO ORDER**
  - B. 5:32 EXECUTIVE SESSION DISCLOSURE**
  - C. 5:35 HOMEOWNER OPEN FORUM**
  - D. 5:45 CONSENSUS CALENDAR**
  - E. 5:45 APPROVAL OF MINUTES**  
March 27, 2026, General Session Minutes
  - F. 5.:48 FINANCIAL MATTERS**
    - 1. March 2026 Financial Report
    - 2. Civil Code 5380(b)(6) Resolution
    - 3. Collections
    - 4. Reserve investment recommendation
  - G. 6:00 MANAGEMENT REPORT**
    - 1. Draft 2026-2027 Budget
    - 2. Draft Reserve Study
  - H. INFO ITEM**
    - 1. Annual Calendar
    - 2. Site Map
- ADJOURNMENT**

**EXECUTIVE SESSION AGENDA**

- I. CALL TO ORDER**
  - J. APPROVAL OF MINUTES**
  - K. COLLECTIONS**
  - L. LEGAL**
  - M. OWNER CONCERNS**
- ADJOURNMENT**

**NEXT MEETING: May 26, 2026, 5:30 PM**