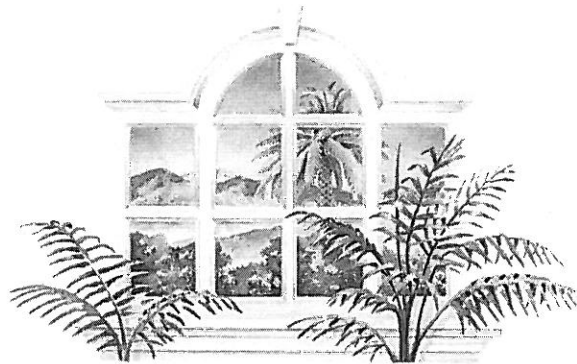




NOTICE OF BOARD OF DIRECTORS' MEETING
6:00 PM TUESDAY JUNE 23, 2009
TIERRASANTA RECREATION CENTER
11220 CLAIREMONT MESA BLVD.
SAN DIEGO, CA. 92124

AGENDA

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|-------|-----------|---|--|
| I. | 6:00 P.M. | CALL TO ORDER | <i>Susan Leverenz, President</i> |
| II. | 6:01 P.M. | HOMEOWNER FORUM
<i>(Homeowners – Please fill Out Request to Speak Forms – 3 Minute Maximum)</i> | <i>Susan Leverenz, President</i> |
| III. | 6:20 P.M. | BENCHMARK LANDSCAPING PRESENTATION | <i>Jerry Letellier, Benchmark</i> |
| IV. | 6:30 P.M. | APPROVAL OF MINUTES
A. Regular Session Meeting Minutes of May 26, 2009 | <i>Ralph Kingery, Secretary</i>
Pages 1-5 |
| V. | 6:35 P.M. | FINANCIAL REPORT
A. Treasurer's Report: May 2009 | <i>Leslie Pembroke, Treasurer</i>
Separate Cover |
| VI. | 6:40 P.M. | PROPERTY MANAGER'S REPORT
<i>Requires Action</i> | <i>Michael Yadrick, Walters Management</i> |
| | | A. Upper Pool Heater Replacement Proposals | Pages 6-7 |
| | | B. Swale Repair Proposals adjacent to 11032 Portobelo | Pages 8-15 |
| | | C. Three Phase Electric Proposals | Page 16 |
| | | D. Pool Resurfacing Proposals (tabled last year) | Pages 17-27 |
| | | E. ARC Applications | Pages 28-47 |
| | | 1. 11320-3 P – Request to Install Wood Flooring / Closet Extension | |
| | | F. Ratification of Approval Via Unanimous Written Consent | Pages 48-52 |
| | | 1. Meter / Gate Valve Replacement at 11212 P | |
| | | G. Aging Report, Lien Resolutions, Foreclosures, & Write-offs | Pages 53-56 |
| | | 1. 383-137010 – Lien Resolution | |
| | | 2. 383-137620 – Lien Resolution | |
| VII. | 6:55 P.M. | NEW BUSINESS | <i>Susan Leverenz, President</i> |
| | | A. Correspondence | Pages 74-161 |
| | | B. Possible Rule Change RE: Pool Hours | N/A |
| | | C. Ad Hoc Committee For Wood / Laminate Flooring in Upstairs Units | N/A |
| VIII. | 7:00 P.M. | ADJOURNMENT TO EXECUTIVE SESSION | <i>Susan Leverenz, President</i> |



BELSERA
AT TIERRASANTA NORTE

EXECUTIVE SESSION BOARD MEETING NOTICE
7:00 PM TUESDAY JUNE 23, 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 | <i>Susan Leverenz, President</i> |
| II. | 7:01 P.M. | APPROVAL OF MINUTES
A. May 26, 2009 Executive Minutes | <i>Ralph Kingery, Secretary</i> |
| III. | 7:05 P.M. | VIOLATION REPORT – 5/19/09 – 6/17/09 | |
| IV. | 7:10 P.M. | SCHEDULED HEARINGS
A. Account #001900 Parking Violations | <i>Susan Leverenz, President</i> |
| V. | 7:31 P.M. | Homeowner to Homeowner Issues | |
| VI. | 7:45 P.M. | ADJOURNMENT | <i>Susan Leverenz, President</i> |