



**BELSERA COMMUNITY ASSOCIATION**  
**RECONVENED ANNUAL MEMBERSHIP MEETING**  
**JULY 20, 2010**

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**AGENDA**

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|-------|--|------------------|--------------------------|
| I.    | REGISTRATION AND SIGN-IN   | 5:45 – 6:00 p.m. |                          |
| II.   | CALL TO ORDER<br>Announcement of quorum  | 6:00 p.m.        | Simon Mayeski, President |
| III.  | INTRODUCTIONS  | 6:01 p.m.        | Simon Mayeski, President |
| IV.   | APPROVAL OF 2007 ANNUAL MINUTES  | 6:05 p.m.        | Ralph Kingery, Secretary |
| V.    | ELECTION OF DIRECTORS<br>A. Voting Allocation<br>B. Nominations from the Floor and Committee<br>C. Introduction of Nominees<br>D. Casting of Ballots | 6:10 p.m.        | ACE Inspectors           |
| VI.   | OTHER BUSINESS   | 6:45 p.m.        | Simon Mayeski, President |
| VII.  | ANNOUNCEMENT OF VOTING RESULTS   | 6:50 p.m.        | ACE Inspectors           |
| VIII. | ADJOURNMENT  | 7:00 p.m.        | Simon Mayeski, President |



**NOTICE OF BOARD OF DIRECTORS' MEETING  
6:00 PM TUESDAY JULY 20, 2010  
TIERRASANTA RECREATION CENTER  
11220 CLAIREMONT MESA BLVD.  
SAN DIEGO, CA 92124**

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**AGENDA**

- I. 6:00 P.M. **CALL TO ORDER** *Simon Mayeski, President*
- II. 6:01 P.M. **HOMEOWNER FORUM** *Simon Mayeski, President*  
*(Homeowners – Please fill Out Request to Speak Forms – 3 Minute Maximum)*
- III. 6:15 P.M. **APPROVAL OF MINUTES** *Ralph Kingery, Secretary*  
A. Regular Session Meeting Minutes of June 22, 2010
- IV. 6:17 P.M. **FINANCIAL REPORT** *Leslie Pembroke, Treasurer*  
B. Treasurer's Report: June, 2010
- V. 6:30 P.M. **PROPERTY MANAGER'S REPORT** *Robin Fennell, Walters Management*  
**Requires Action**  
C. Aging Report  
D. Ratification for actions taken outside a meeting  
E. Solar Verbiage  
F. ARC Application  
G. Western Tree Proposal for dying Canary Palms  
H. Proposed Payment Plan
- VI. 6:50 P.M. **NEW BUSINESS** *Simon Mayeski, President*  
Informational Items
- VII. 7:00 P.M. **ADJOURNMENT TO EXECUTIVE SESSION** *Simon Mayeski, President*

**Next Meeting:  
August 24, 2010  
Tierrasanta Recreation Center  
11220 Clairemont Mesa Blvd.  
San Diego, CA 92124**



**EXECUTIVE SESSION BOARD MEETING NOTICE**  
**7:00 PM TUESDAY JULY 20, 2010**  
**TIERRASANTA COMMUNITY CENTER**  
**11220 CLAIREMONT MESA BLVD.**  
**SAN DIEGO, CA. 92124**

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**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>Simon Mayeski, President</i> |
|      |           |                                    | <i>Ralph Kingery, Secretary</i> |
| II.  | 7:01 P.M. | APPROVAL OF MINUTES                |                                 |
|      |           | A. June 22, 2010 Executive Minutes | <b>Pages 1</b>                  |
| II.  | 7:20 P.M. | Violation Log                      | <b>Pages 2-3</b>                |
| III. | 7:30 P.M. | Correspondence                     | <b>Pages 4-13</b>               |
| IV.  | 7:40 P.M. | Adjournment                        | <i>Simon Mayeski, President</i> |