



**BELSERA COMMUNITY ASSOCIATION**  
**RECONVENED ANNUAL MEMBERSHIP MEETING**

**JULY 22, 2009**

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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<br>25%: 91 Ballots or Members Present  | 6:00 p.m.        | Susan Leverenz, President |
| III.  | INTRODUCTIONS  | 6:01 p.m.        | Susan Leverenz, President |
| IV.   | APPROVAL OF 2008 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.        | Richard Salpietra, Esq.   |
| VI.   | OTHER BUSINESS   | 6:20 p.m.        | Susan Leverenz, President |
| VII.  | ANNOUNCEMENT OF VOTING RESULTS   | 6:25 p.m.        | Inspector of Elections    |
| VIII. | RECOGNITION FOR DEPARTING DIRECTORS  | 6:25 p.m.        | Susan Leverenz President  |
| IX.   | ADJOURNMENT  | 6:30 p.m.        | Susan Leverenz, President |



**NOTICE OF BOARD OF DIRECTORS' MEETING  
6:00 PM TUESDAY JULY 22, 2009  
TIERRASANTA RECREATION CENTER  
11220 CLAIREMONT MESA BLVD.  
SAN DIEGO, CA 92124**

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**AGENDA**

- I. 6:30 P.M. **CALL TO ORDER** *Susan Leverenz, President*
- II. 6:31 P.M. **HOMEOWNER FORUM** *Susan Leverenz, President*  
*(Homeowners – Please fill Out Request to Speak Forms – 3 Minute Maximum)*
- III. 6:45 P.M. **APPROVAL OF MINUTES** *Ralph Kingery, Secretary*  
A. Regular Session Meeting Minutes of June 23, 2009
- V. 6:50 P.M. **FINANCIAL REPORT** *Leslie Pembroke, Treasurer*  
A. Treasurer's Report: June 2009
- VI. 7:00 P.M. **PROPERTY MANAGER'S REPORT** *Robin Fennell, Walters Management*  
*Requires Action*  
A. ARC Applications  
1. 11320-3 P – Request to for Closet Extension  
B. Pool Fencing and Utility Storage Doors  
C. Benchmark replanting proposal  
D. Aging Report
- VII. 7:15 P.M. **NEW BUSINESS** *Susan Leverenz, President*  
A. Correspondence
- VIII. 7:30 P.M. **ADJOURNMENT TO EXECUTIVE SESSION** *Susan Leverenz, President*

**Next Meeting:  
August 25, 2009  
Tierrasanta Recreation Center  
11220 Clairemont Mesa Blvd.  
San Diego, CA 92124**



**BELSERA**  
AT TIERRASANTA NORTE

**EXECUTIVE SESSION BOARD MEETING NOTICE**  
**7:30 PM TUESDAY JULY 22, 2009**  
**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.   | 7:30 P.M. | <b>CALL TO ORDER</b>                         | <i>Susan Leverenz, President</i> |
| II.  | 7:31 P.M. | <b>APPROVAL OF MINUTES</b>                   | <i>Ralph Kingery, Secretary</i>  |
|      |           | <b>A. JUNE 23, 2009 Executive Minutes</b>    |                                  |
| III. | 7:35 P.M. | <b>VIOLATION REPORT – 6/16/09 – 7/14/09</b>  |                                  |
| IV.  | 7:40 P.M. | <b>ACCOUSTICAL REPORT FOR ACCOUNT 136010</b> |                                  |
| VI.  | 7:41 P.M. | <b>HOMEOWNER TO HOMEOWNER ISSUES</b>         |                                  |
| VII. | 8:00 P.M. | <b>ADJOURNMENT</b>                           | <i>Susan Leverenz, President</i> |