

**BELSERA HOMEOWNERS' ASSOCIATION**  
**Board of Directors Meeting**

October 28, 2025

<https://waltersmanagement.zoom.us/j/85793793768?pwd=7Zx85xXmzmVWfdaPZECiFbQCtZNb6E.1>

Meeting ID: 857 9379 3768

Passcode: 458697

One tap mobile

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Dial by your location

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- A. 5:30 CALL TO ORDER
- B. 5:31 ORGANIZATIONAL MEETING
- C. 5:32 EXECUTIVE SESSION DISCLOSURE
- D. 5:35 HOMEOWNER OPEN FORUM
- E. 5:45 CONSENSUS CALENDAR
- F. 5:45 APPROVAL OF MINUTES
  - 1. September 23, 2025, General Session Minutes
- G. 5:48 FINANCIAL MATTERS
  - 1. September 2025 Financial Report
  - 2. Civil Code 5380(b)(6) Resolution – September 2025
  - 3. 2024-2025 Financial Review
  - 4. Collections
- H. 6:00 MANAGEMENT REPORT
  - 1. Western Tree Proposal
- I. OWNERS COMMENTS/CONCERNS
  - 1. 11320-6 Portobelo-Gutters
  - 2. 11028 Portobelo-Leaning Tree
  - 3. 11288 Portobelo-Parking Space
  - 4. 11360-5 CPC-Termites
  - 5. Roof Tiles
  - 6. Speed Limit Sign Request
  - 7. Lower jacuzzi
- J. INFO ITEM
  - 1. Annual Calendar
  - 2. Site Map

**ADJOURNMENT**

**EXECUTIVE SESSION 6:00 PM**

**Belsera Homeowners Association**  
**Board of Directors Meeting**  
Executive Session Agenda  
October 28, 2025

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**A. CALL TO ORDER**

**B. APPROVAL OF MINUTES**

**C. COLLECTIONS**

**D. LEGAL**

**E. COMPLIANCE**

**ADJOURNMENT**