



BELSERA
AT TIERRASANTA KULTE

NOTICE OF BOARD OF DIRECTORS' MEETING
6:00 PM TUESDAY NOVEMBER 25, 2008
TIERRASANTA RECREATION CENTER
11220 CLAIREMONT MESA BLVD.
SAN DIEGO, CA. 92124

AGENDA

- I. 6:00 P.M. **CALL TO ORDER** *Susan Leverenz, President*
- II. 6:01 P.M. **HOMEOWNER FORUM** *Susan Leverenz, President*
(Homeowners – Please fill Out Request to Speak Forms – 3 Minute Maximum)
- III. 6:25 P.M. **APPROVAL OF MINUTES** *Ralph Kingery, Secretary*
A. Regular Session Meeting Minutes of October 28, 2008 **Pages 1-5**
- IV. 6:30 P.M. **FINANCIAL REPORT** *Leslie Pembroke, Treasurer*
A. Treasurer's Report: October 2008 **Separate Cover**
- V. 6:35 P.M. **PROPERTY MANAGER'S REPORT** *Michael Yadrick, Walters Management*
Requires Action
A. Ratification of Approval Via Unanimous Written Consent for Pool Heat. **Pages 6-7**
B. Ratification of Approval Via Unanimous Written Consent for Hot Water Line
C. Slab Leak Repairs for 11340 Portobelo Drive. **Pages 8-13**
D. Request for IDR **Pages 14-18**
E. Aging Report, Lien Resolutions, and Payment Plan **Pages 19-26**
1. 383-137640 Lien Resolution **Page 21**
2. 383-026850 Payment Plan **Page 22-26**
- VI. 6:50 P.M. **NEW BUSINESS** *Susan Leverenz, President*
A. Satellite Dish Unapproved Installations **Pages N/A**
B. Correspondence **Pages 55-155**
C. Maintenance Priorities **Pages N/A**
D. Asphalt **Pages N/A**
- VII. 7:00 P.M. **ADJOURNMENT TO EXECUTIVE SESSION** *Susan Leverenz, President*

BELSERA COMMUNITY ASSOCIATION
EXECUTIVE SESSION MEETING



BELSERA
AT TIERRASANTA NORTE

EXECUTIVE SESSION BOARD MEETING NOTICE
7:00 PM TUESDAY NOVEMBER 25, 2008
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** *Susan Leverenz, President*
- II. 7:01 P.M. APPROVAL OF MINUTES** *Ralph Kingery, Secretary*
A. October 28, 2008 Executive Minutes **Pages 1-2**
- III. 7:05 P.M. SCHEDULED HEARINGS** *Susan Leverenz, President*
A. 11240 Portobelo (Payment of Plumbing Invoice) **Pages 3-8**
B. 11210 Portobelo (Parking Infractions) **Pages 9-13**
- IV. 7:10 P.M. POSSIBLE INSURANCE CLAIM** *Michael Yadrick, Manager*
A. 11072 Portobelo Drive **Pages 21-23**
- V. 7:30 P.M. LITIGATION MATTERS** *Susan Leverenz, President*
A. Plumbing Leak Issues **Pages 24-41**
B. On-going Homeowner to Homeowner Issues **Pages 42-97**
- VI. 7:45 P.M. ADJOURNMENT** *Susan Leverenz, President*