

**BELLA TIERRA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS REGULAR SESSION MEETING MINUTES
JANUARY 9, 2018**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on January 9, 2018 at the community clubhouse.

ATTENDANCE

Directors Present

Terri Perry	President
Kevin Hagan	Secretary
Eric Dee	Treasurer

Others Present

Bill Scales	Total Property Management, Inc.
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CALL TO ORDER

A quorum was present, and the Regular Session meeting was called to order at 6:30 P.M.

EXECUTIVE SESSION DISCLOSURE

An announcement was made indicating that the Board met in Executive Session prior to the General Session Meeting where the following issues were discussed: Hearings for Non-Compliance matters, and Contracts and Legal matters as permitted by California Civil Code.

HOMEOWNER FORUM

Any owner in attendance is permitted three minutes to address the Board regarding Association related issues. The Board may address the issues at that time or at a later meeting. Once the homeowner forum has concluded, membership is welcome to observe the remainder of the meeting; however, they are not permitted to participate.

Several owners attended, and items of discussion were as follows:

- Parking enforcement.

ACTION ITEMS

Minutes

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the December 12, 2017 Regular Session meeting minutes as presented.

Management (Action) Financial Report:

Accept the October 31, 2017 Financial Statements

The Operating account balance as of 10/31/17 is: \$82,407.79

The Reserve Balance as of 10/31/17 is: \$835,409.47

The Reconstruction Fund Balance as of 10/31/17 is: \$3,332.20

Delinquency Policy

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the revised delinquency policy as provided by Management.

Plumbing

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the LeCourt Plumbing to provide leak detection services at a cost not to exceed \$950.00 to find the source of the water leaking into the street in front of the clubhouse.

REPORTS

The Board reviewed the following reports:

- Work Order Report

LIENS

No liens.

NEXT MEETING

The next Board of Directors meeting is scheduled February 13, 2018, at 6:00 P.M. The Executive Session (Closed Session) starting at 6:00 p.m. at the community clubhouse.

ADJOURN

There being no further business to come before the Board at this time, A MOTION WAS DULY MADE, SECONDED AND CARRIED UNANIMOUSLY to adjourn the meeting at 7:10 p.m.

ATTEST:

SIGNATURE

SIGNATURE

DATE

DATE