

**BELLA TIERRA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS REGULAR SESSION MEETING MINUTES
JULY 31, 2018**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on July 31, 2018 at the community clubhouse.

ATTENDANCE

Directors Present

Terri Perry	President
Kevin Hagan	Secretary
Wanda Fonda	Member at Large
Eric Dee	Treasurer
Oswaldo Rios	Member at Large

Directors Absent

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:

- A/C Condensation line leaking.

ACTION ITEMS

Minutes

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the June 12, 2018 Regular Session meeting minutes as amended.

Management Financial Report:

Accept the April & May 2018 Financial Statements

The Operating account balance as of 5/31/18 is: \$35,741.91

The Reserve Balance as of 5/31/18 is: \$960,177.25

The Reconstruction Fund Balance as of 5/31/18 is: \$3,159.70

Major Project Discussion

The Board reviewed a cost analysis provided by Management comparing the costs of a roof replacement, street repair and pool renovation. The Board agreed a roof maintenance will be completed first and the street repairs will be the next repair. If there are not major/costly repairs needed to the roof the Board will then consider the pool renovation project. The contractor that completes the roof maintenance will provide a report on needed repairs.

Street Repair

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal from Rose Paving to complete street repairs and seal coat the streets throughout the community at a cost of \$27,612.00.

Landscape Proposals

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the following proposals from Harvest Landscape:

Tree trimming \$8,564.00

Gate Repair

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to ratify the decision made via email to approve the proposal from California Gate to repair the vehicle gate damaged by a vehicle strike at a cost of \$2,225.51.

Owner Reimbursement Request

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve reimbursement of \$240.00 to the owner of 25601 Indian Hill Lane #A for costs expended to trouble shoot an electrical issue that was found to be caused by an Association maintained breaker.

REPORTS

The Board reviewed the following reports:

- Maintenance Report
- Patrol Report

LIENS

None


NEXT MEETING

The next Board of Directors meeting is scheduled September 11, 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:



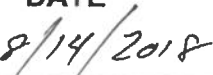
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