

**BELLA TIERRA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS REGULAR SESSION MEETING MINUTES
AUGUST 14, 2018**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on August 14, 2018 at the community clubhouse.

ATTENDANCE

Directors Present

Terri Perry	President
Kevin Hagan	Secretary
Wanda Fonda	Member at Large
Osvaldo Rios	Member at Large

Directors Absent

Eric Dee	Treasurer
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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.

- No owners attended.

ACTION ITEMS

Minutes

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the July 31, 2018 Regular Session meeting minutes as amended.

Management Financial Report:

Accept the June & July 2018 Financial Statements

The Operating account balance as of 7/31/18 is: \$61,812.19

The Reserve Balance as of 7/31/18 is: \$1,028,577.81

The Reconstruction Fund Balance as of 7/31/18 is: \$3,161.02

Liens – Parcel numbers 934-535-83 & 934-536-24

Audit Proposal

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal from Shively & Klatt to audit the financial statements and prepare the taxes for the fiscal year 2018 at a cost of \$1,000.00.

Draft Reserve Study

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the reserve study as presented by Association Reserves.

Patio Repair Proposal

The Board discussed a proposal for replacing a cracked concrete patio deck. During the discussion it was brought up that there may be several patio's in similar condition so the Board agreed that a more comprehensive inspection of the decks will be conducted.

Roof Maintenance

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve roof maintenance at a cost not to exceed \$15,000.00. Board to ratify proposal via email prior to work being scheduled.

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:



SIGNATURE



DATE

SIGNATURE

DATE

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