The Regular Board Meeting of the Belmont Estates Community Association was held on Thursday, April 19, 2018, at Trinity Lutheran Church, 4101 E. Nohl Ranch Road, Anaheim, Ca., 92807. The President, Ron Jensen, called the Meeting to order at 7:05 p.m.

Directors Present: Geoffrey Fears
Teri George
Ron Jensen
Laura Jones

Directors Absent: Anita Saraiya

Representing Cardinal: Janet Mehan, CMCA, AMS
Senior Account Manager

Others Present: Michael Dunn – Coast Landscape
Karen Jensen
Melinda McQuire
Christina Miller – Vasin Signs
Teri Stickel

The Directors reported they had met in Executive Session prior to this meeting to approve Minutes and conduct a Hearing.

The Homeowner Forum was opened by Ron Jensen.

The owner of account #BE-0016-0183-01 was present to report a tree was being donated to be planted in Belmont park and a bench added in memory of the owner who had been killed.

There were three owners present to inquire if the lettering put on the monuments could be larger and also in gold.

Christina Miller from Vasin Signs was present to explain the process of the monument project and offer suggestions to add a gold backing behind the black lettering.

As there were no other homeowners present who wished to address the Board, the Homeowner Forum was closed.

Michael Dunn from Coast Landscape was present to answer questions and review the monthly landscape site walk with the Directors.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Coast Landscape for the carrot wood tree planting on Meats, using 24” box trees at $325.00 a tree, for 15 trees, for a total of $4,875.00. Coast was to send a proposal for the remainder of the carrot wood trees to be planted along Meats.
A Motion was duly made, seconded, and unanimously carried to approve the proposal from Coast Landscape to trim 171 California Pepper trees, at a cost of $14,535.00.

Karen Jensen from the Architectural Committee was present to submit a letter she had composed to be sent to new owners when they moved into the community. Cardinal was requested to add the welcome letter to the May 17, 2018 Regular Meeting agenda for discussion and provide information on the cost and process from Cardinal, if they were to monitor and send the letters.

A Motion was duly made, seconded, and carried to approve the March 15, 2018 Regular Meeting Minutes, as written. Teri George abstained.

A Motion was duly made, seconded, and unanimously carried to accept the March 2018 Financial Statement, subject to audit. A Motion was duly made, seconded, and unanimously carried to move $70,000.00 from the Pacific Premier operating account to the Morgan Stanley cash reserve account. The Directors requested Director Anita Saraiya contact Morgan Stanley to take $100,000.00 out of the certificate of deposit maturing on May 4, 2018, and purchase a new certificate of deposit at the best possible rate for one year. The remaining $30,000.00 was to be moved to the Morgan Stanley cash reserve account.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from GMU Geotechnical to perform the May 2018 slope readings, at a cost of $4,500.00.

Cardinal was requested to ask GMU Geotechnical when the hydrologers were due to be cleaned out on the Roxbury slope.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Horizon Lighting to replace 200 feet of damaged wiring, at a cost of $2,647.12, to be charged to the reserve account.

A Motion was duly made, seconded, and unanimously carried to approve $750.00 for Vasin Signs to proceed with obtaining a structural engineering proposal for the Sommerset block wall repairs and to submit a proposal for design costs for the gold and black monument letters.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Reserve Data Analysis to perform an off-site reserve study, at a cost of $350.00.

Director Ron Jensen reported he would schedule a meeting to work on the CC&Rs draft revisions and send dates and times to the other Directors to check their availability for the meeting.

The Regular Meeting was adjourned at 9:05 p.m.
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SUBMITTED BY: Janet Mehan, CMCA, AMS
Senior Account Manager

ATTEST:

Ron Jensen, President

SECRETARY CERTIFICATION

I, Teri George, the appointed Secretary of the Belmont Estates Community Association, do hereby certify that the foregoing is a true and correct copy of the Minutes of the Meeting of the Board of Directors of the Belmont Estates Community Association held April 19, 2018, as approved by the Board Members in attendance of the Meeting.

Teri George, Secretary