

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
OPEN MEETING MINUTES OF THE BOARD OF DIRECTORS
March 27, 2024**

NOTICE The Open Meeting of the Community Association of Bernardo Heights Board of Directors was held on Wednesday, March 27, 2024 at 16150 Bernardo Heights Parkway, San Diego, CA 92128.

QUORUM The Board met quorum requirements with the following Directors in attendance:

PRESENT Directors Present:
Nick Anastasopoulos, President
Walt Mueller, Vice President, left at 6:00PM
Debbie Kurth, Treasurer
Carole Graziano, Secretary
Cynde Haas, Director

Others Present:
Frank Squires, General Manager
Jamie Chandler, PCM/Associa
Steve Tinnelly, Tinnelly Law Group
Eusebio Mendoza, O'Connell Landscape
Kevin Ciurej, O'Connell Landscape

Absent was:
Vicky Touchstone, Director

CALL TO ORDER: Nick Anastasopoulos, President called the meeting to order at 5:30 PM.

INTRODUCTRION: Mr. Anastasopoulos introduced Jamie Chandler with PCM/Associa and Steve Tinnelly with Tinnelly Law Group to the board and the members.

LANDSCAPE REPORT: Mr. Ciurej reported the following landscape projects:

- The fallen Pine tree adjacent to Summers on the Green has been removed from the hillside bank.
- Small dead trees at different locations removed at no cost to the Association.
- View Point Park Project is approximately 60% complete.

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
OPEN MEETING MINUTES OF THE BOARD OF DIRECTORS**

March 27, 2024

HOMEOWNER FORUM There were ten (10) homeowners present. The main topic of their inquiry to the board was regarding the operations of the pickleball courts.

MINUTES: Motion: Debbie Kurth, Vice President
Second: Nick Anastasopoulos, President
RESOLVED: To approve the correction made to the minutes of the February 13, 2023, Annual Meeting of the Members.
Motion carried unanimously.

Motion: Debbie Kurth, Vice President
Second: Nick Anastasopoulos, President
RESOLVED: To approve the February 13, 2024, Organizational Meeting of the Board of Directors minutes.
Motion carried unanimously.

Motion: Cynde Haas, Director
Second: Carole Graziano, Secretary
RESOLVED: To approve the minutes for the February 13, 2024, Open Meeting of the Members contingent upon entering in the minutes an executive summary of the February 13, 2024, Executive Session meeting of the board of directors.
Motion carried unanimously.

FINANCIALS: *December 31, 2023, Treasurer's Report & Income Statement*
The board reviewed the December 31, 2023, Treasurer Report prepared by Debbie Kurth, and the December 31, 2023, Income Statement prepared by PCM/Associa.
Motion: Carole Graziano, Secretary
Second: Cynde Haas, Director
RESOLVED: To approve the December 31, 2023, Treasurer Report and the December 31, 2023, Income Statement.
Motion carried unanimously.

January 31, 2024, Treasurer's Report & Income Statement
The board reviewed the January 31, 2024, Treasurer Report prepared by Debbie Kurth, and the January 31, 2024, Income Statement prepared by PCM/Associa.
Motion: Carole Graziano, Secretary
Second: Cynde Haas, Director
RESOLVED: To approve the January 31, 2024, Treasurer Report and the January 31, 2024, Income Statement.
Motion carried unanimously.

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
OPEN MEETING MINUTES OF THE BOARD OF DIRECTORS
March 27, 2024**

Delinquency Report

Mr. Anastasopoulos informed the board that he is working with Ms. Chandler on a delinquency account. No action needed at this time.

NEW BUSINESS:

1. *Pickleball Request*

The board reviewed the following requests in an email from an owner regarding pickleball:

- Conversion of another tennis court to a pickleball court
- Change the ratio of guests allowed on the courts from 1:3 to 1:4.
- Adjust when you may start reserving courts from 7:00AM to 10:00AM.

Mr. Anastasopoulos then recommended the formation of a pickleball committee. The committee will compile a comprehensive list of any pickleball policy adjustments along with the input of the community on pickleball.

2. *PCM Town Square App. for Residents*

The board reviewed an informational email from Jeremy Wilson of PCM. Mr. Wilson is working on adding all CABH residents into the PCM Town Square database. The goal is for the Town Square App. to generate emails to residents informing them of events happening in the community and to distribute the CABH Newsletter.

3. *CH Court Tech Proposal.*

The board reviewed a proposal in the amount of \$32,000 from CH Court Tech for resurfacing one pickleball court and one tennis court. After review, the board advised Mr. Squires to obtain additional proposals for the work. The board then reviewed a proposal in the amount of \$2,400 from CH Court Tech for patch work on the pickleball courts.

Motion: Carole Graziano, Secretary

Second: Cynde Haas, Director

RESOLVED: To approve the CH Court Tech proposal in the amount of \$2,400 for patch work on the pickleball courts.

Motion carried unanimously.

4. *PCM Bootcamp Zoom Meeting Seminar*

The board reviewed an email from Jeremy Wilson informing the board they are invited to attend an upcoming bootcamp zoom meeting seminar he is hosting.

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
OPEN MEETING MINUTES OF THE BOARD OF DIRECTORS
March 27, 2024**

5. *Ancillary Items for View Point Park*

The board reviewed some illustrations of ancillary items, (park bench, drinking fountain, fencing) that may be installed at View Point Park. Mr. Anastasopoulos then asked the board to contact him for a walkthrough of the park if they are interested.

6. *Hats off to Volunteers Honoree*

Motion: Debbie Kurth, Treasurer

Second: Carole Graziano, Secretary

RESOLVED: To appoint Tim Moreland as the Rancho Bernardo Hats off to Volunteers Honoree.

7. *AT&T Cell Tower:*

The board reviewed an email from a MD7 representative who is proposing to install an AT&T Cell Tower on CABH property. Ms. Hass informed the board that as the installation of the cell tower at the February 13, 2024, Executive meeting of the CABH board of directors was not approved, and a Motion to Reconsider was not brought forth for discussion. Mr. Anastasopoulos then made a motion to bring the topic back up for discussion.

Motion: Nick Anastasopoulos

Second: Debbie Kurth, Treasurer

MOTION FAILED: To bring back to the CABH board the installation of an AT&T cell tower for discussion.

UNFINISHED BUSINESS 1. *Solar Panel Project Funding*

Mr. Knudsen discussed with the board the proposed solar panel Project. He updated the board on the SDG&E rebate rate structure for the installation of solar panels. He then informed the board about the need to get an agreement in place for the project.

2. *Clubhouse Furniture Cleaning*

Mr. Squires informed the board that he obtained another proposal for a lesser amount for the cleaning of the clubhouse furniture.

Motion: Nick Anastasopoulos

Second: Carole Graziano, Secretary

RESOLVED: To approve the estimate from La Jolla Carpet Care in the amount of \$580.00.

3. *Irrigation Backflow Valve Proposals*

The board reviewed four proposals for replacing five defective

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
OPEN MEETING MINUTES OF THE BOARD OF DIRECTORS
March 27, 2024**

irrigation backflow devices.

Motion: Nick Anastasopoulos

Second: Carole Graziano, Secretary

RESOLVED: To approve the proposal from Dependable Plumbing in the amount of \$15,941 for replacing five defective backflow devices.

4. *Architectural Application Update*

The board reviewed an updated email from Jeremy Wilson regarding the architectural application process. The goal is for the management of the sub associations to be able to submit owner Architectural Application Forms to an online portal hosted by our management company, PCM. This would eliminate the transferring of hard copy forms.

COMMITTEE REPORTS:

Architectural Committee The Architectural Committee met on February 12 and 26, 2024. Six applications and one notice of completion were approved. The Architectural met on March 11, 2024. Four applications and two notices of completion were approved.
Motion: Debbie Kurth, Treasurer
Second: Cynde Haas, Director
RESOLVED: To approve the Architectural Committee reports.
Motion carried unanimously.

Landscape Committee The Landscape Committee met on February 8, 2024.
Motion: Carole Graziano, Secretary
Second: Cynde Haas, Director
RESOLVED: To accept the Landscape Committee report.
Motion carried unanimously.

**MANAGEMENT
REPORT**

Mr. Squires informed the board that San Diego Fitness Co. has made the necessary repairs to the tread mills in the fitness center. He next informed the board that he had submitted the issue of the graffiti on the barricades to the City of San Diego "Get It Done" App. and that the graffiti was removed.

CORRESPONDENCE:

1. *Presidents Letter to Sub Associations*

Mr. Anastasopoulos reviewed with the board a letter he had emailed to the sub association presidents. The letter informed them of the following:

- Board election results from the CABH annual meeting.

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
OPEN MEETING MINUTES OF THE BOARD OF DIRECTORS**

March 27, 2024

- Monthly open meeting of the members to be held on the 4th Wednesday of the month at 5:30PM
- A vacancy seat on the CABH board of directors.

2. Tinnelly Law Group Agreement

The board reviewed the Tinnelly Law Group Retainer Agreement with CABH for informational purposes.

ANNOUNCEMENT: The next meeting of the CABH Board of Directors will be on Wednesday, April 24, 2024 at 5:30 PM.

RESOLVED: The meeting adjourned to Executive Session at 7:03 PM. Back in Regular session at 7:45 PM. The meeting adjourned at 7:46 PM.

MINUTES APPROVED BY:

Board Member

Date