

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS  
OPEN MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, DECEMBER 11, 2024, AT 5:30 PM  
AGENDA**

**Community Association of Bernardo Heights Community Center 16150 Bernardo Heights Parkway,  
San Diego, CA 92128**

**I. CALL TO ORDER — OPEN MEETING**

**II. LANDSCAPERS REPORT**

**III. HOMEOWNER FORUM**

Homeowner forum is an opportunity for members to address the Board directly. Depending upon the length of the business agenda, the Board may assign time limits for each homeowner (3-5 minutes suggested).

The Board is not obligated to provide a response to the homeowners at that time but may take the information under advisement and add to future agendas for any decisions if need be.

**IV. MINUTES**

Open Meeting Minutes – October 23, 2024\*

**V. FINANCIALS**

- A. September 30, 2024, Treasurer's Report & Income Statement\*
- B. October 31, 2024, Treasurer's Report & Income Statement\*

**VI. NEW BUSINESS**

- A. Lucido Park Playground Mulch Maintenance/O'Connell Landscape Proposal\*
- B. New Clubhouse Furniture\*– sample photo
- C. New Flooring Under Billiard Tables/ see Mike Koenig, Sherwin Williams email proposal\*
- D. Artwork to Enhance the Clubhouse\*
  - 1. See Memo
- E. Basketball Court Proposals
  - 1. See Excel Spreadsheet Proposals
- F. Court 2 Pickleball Court Conversion
  - 1. See Excel Spreadsheet Proposals

**VII. UNFINISHED BUSINESS**

- A. Mailchimp Communication Update
- B. Barricade Violation Notice & Removal Update
- C. Lucido Park: Dog Park
  - 1. Dog park Fence Proposal\*
  - 2. Dog park Insurance Coverage
- D. Clean up after you dog signage update
- E. Canon Printer Lease Update
  - 1. Revised Canon Lease Proposal
- F. Legal Counsel Policy Manual Review\*
  - 1. See Attached
- F. Corporate Transparency Act Update
  - 1. see attached emails

## **VIII. COMMITTEE REPORTS**

- A. Architectural Documents\*
- B. Landscape Report\*
- C. Pickleball/Tennis
  - 1. Tennis Instructor Tennis Tournament\*
- D. Rancho Bernardo Community Counsel
- E. Rancho Bernardo Planning Board Planning Board

## **IX. MANAGER'S REPORT**

- 1. Clubhouse Renovation Update
- 2. Lucido Park Pergola Replacement Update
- 3. Tinnelly Law Group Annual Legal Symposium

## **X. CORRESPONDENCE**

- 1. Rules & Regulations Owner Response
- 2. Lucido Park Residents Perimeter Dog Park Letter
- 3. 2025 Elections and Special Meeting Dates

## **XI. ADJOURN TO EXECUTIVE**

### **EXECUTIVE MEETING — Following the General Meeting**

#### **I. CALL TO ORDER — EXECUTIVE MEETING**

Pursuant to Civil Code Section 4935 (a), an Executive Session Meeting may be held prior or following General Session Meeting to consider any of the following: litigation, matters relating to formation of contracts with 3<sup>rd</sup> parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments, as specified in Section 5665. **This is a closed session meeting and is not open to owners unless specifically agreed to by the Board per Civil Code Section 4925(a).**

#### **II. EXECUTIVE MINUTES**

- A. Executive Session Minutes – October 23, 2024\*

#### **III. EXECUTIVE BUSINESS**

- A. Contractual

*Agenda items noted with \* are for possible board vote or action.*