

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
OPEN MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, AUGUST 28, 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. LANDSCAPE 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 – June 26,2024,

V. FINANCIALS

- A. May 31, 2024, Treasurer's Report & Income Statement
- B. June 30, 2024, Treasurer's Report & Income Statement
- C. Newman Audit & Taxes Proposal
- D. CABH 2025 Annual Budget

VI. NEW BUSINESS

- A. SCT Reserve Study Proposal
- B. Lucido Park Pickleball Courts Installation Proposals
 - 1. Bryan Duncan & Associates
- C. Basketball Court Renovation Proposals
 - 1. CH COURT TECH
- D. CABH Escrow Package Document Distribution
- E. Lucido Park Gazebo
- F. CABH Meeting Dates
- G. Fitness Center Patio
- H. CABH Resident Communication
 - 1. Mailchimp – Application
 - 2. Enumerate Software

VII. UNFINISHED BUSINESS

- A. Clubhouse Interior Remodel*
 - 1. Flooring proposals
 - 2. Painting Proposals Summary
 - a. Protech Proposal
 - b. Brad Stoner Painting, Inc
- B. Architectural Application Streamline Update
- C. Broken Sidewalk
- D. CABH Rules & Regulations Revisions
- E. Dog Park Update
- F. Fitness Center Patio Revisions

VIII. COMMITTEE REPORTS

- A. Architectural Documents
- B. Landscape Report

IX. MANAGER'S REPORT

- A. View Pointe Park
 - 1. No Trespassing Signs, Installed
 - 2. Benches (3) Installed
- B. Basketball Court Surface Grinding
- C. Irrigation Valve Replacement (San Diego Backflow Testing)
- D. Fitness Room Equipment Purchase Update
- D. Barbecue Repairs

X. CORRESPONDENCE

- A. AT&T Cell Tower Location Response
- B. CABH Liability Insurance
- C. The Heights Golf Club Notice
- D. City of San Diego Trash Service Notice
- E. Social Committee Response-Summer Barbecue

XI. INFORMATIONAL ONLY

- A. NOTICE OF FUTURE DECISION T-MOBILE PASEO LUCIDO

XIII. 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 31⁴ 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 – June 26, 2024

III. EXECUTIVE BUSINESS

- A. Legal
- B. Administrative
- C. Contractual
- D. Policy Review
- E. Personnel issues

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

