

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS  
OPEN MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, OCTOBER 23, 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 – September 25, 2024\*

**V. FINANCIALS**

- A. August 31, 2024, Treasurer's Report & Income Statement\*
- B. FY 2025 Annual Budget Review/Approval\*

**VI. NEW BUSINESS**

- A. SCT Reserve Consultants Reserve Study Review\*
- B. Barricade Violation Notice & Removal
- C. Clean up after you dog signage\*
- D. Silvergate Volunteer Appreciation

**VII. UNFINISHED BUSINESS**

- A. CABH Basketball Court Specifications Landscape Architect Update
- B. CABH Rules & Regulations Revisions Draft\*
- C. Mailchimp Communication Update\*
- D. Pickleball/Tennis Committee Report\*
- E. Upcoming Dates Reminder

**VIII. COMMITTEE REPORTS**

- A. Architectural Documents\*
- B. Landscape Report\*

**IX. MANAGER'S REPORT**

- 1. Clubhouse Renovation Update
- 2. Lucido Park Pergola Replacement Update

**X. 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 – September 25, 2024\*

### **III. EXECUTIVE BUSINESS**

- A. County of San Diego Upper Pool Inspection
- B. Canon Lease Agreement
- C. Contractual – PCM Agreement Addendum
- D. Staff Matters

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