

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
OPEN MEETING MINUTES OF THE BOARD OF DIRECTORS
September 25, 2024**

NOTICE The Open Meeting of the Community Association of Bernardo Heights Board of Directors was held on Wednesday, September 25, 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
Debbie Kurth, Treasurer
Carole Graziano, Secretary
Cynde Haas, Director
Kevin Messer, Director

Others Present:
Frank Squires, General Manager
Scott Aaronsen, PCM/Associa
Eusebio Mendoza, O'Connell Landscape
Kevin Ciurej, O'Connell Landscape
Owners

Absent was:
Walt Mueller, Vice President
Victoria Touchstone, Director

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

SPECIAL ITEM OF BUSINESS The board president introduced Scott Aaronsen, Vice President of Client Relations with PCM/Associa. Mr. Aaronsen informed the meeting audience that he is taking on the role of Jeremy Wilson, who is no longer with PCM/Associa.

LANDSCAPE REPORT Eusebio Mendoza informed the board that he has six turf area rebate locations ready for submittal to the Metropolitan Water District. He is working on five more locations for submittal. Ms. Graziano then informed Mr. Mendoza of overgrown Bermuda grass at a street median located within the community. Mr. Mendoza informed the board that he will investigate the matter.

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HOMEOWNER FORUM There were two (2) homeowners present. One owner had comments on the tennis and pickleball courts. One owner had comments on dogs in the community.

MINUTES Motion: Kevin Messer, Director
Second: Cynde Haas, Vice-President
RESOLVED: To approve the minutes of the August 28, 2024, Open Meeting of the Members with one correction to board member attendance.
Motion carried unanimously.

FINANCIALS *1. July 31, 2024, Treasurer's Report & Income Statement*
The board reviewed the July 31, 2024, Treasurer Report prepared by Debbie Kurth, and the July 31, 2024, Income Statement prepared by PCM/Associa.
Motion: Carole Graziano, Secretary
Second: Cynde Haas, Director
RESOLVED: To approve the July 31, 2024, Treasurer Report and Income Statement.
Motion carried unanimously.

Delinquency Report

Ms. Kurth informed the board that there was one sub-association delinquent in monthly assessments during the month.

NEW BUSINESS *1. Labarre/Oksnee Insurance Premium Proposal*
The board reviewed an insurance proposal from Labarre/Oksnee Insurance.
Motion: Kevin Messer, Director
Second: Debbie Kurth, Treasurer
RESOLVED: To approve the Labarre/Oksnee Insurance proposal in the amount of \$76,753.05 for The CABH general liability insurance for the policy period Oct 1, 2024, to October 1, 2025.
Motion carried unanimously.

UNFINISHED BUSINESS *1. Clubhouse Interior Remodel Update*
Mr. Squires informed the board that the painting of the clubhouse is scheduled to start the 1st week in October.

2. CABH Basketball Court Specification
The Board reviewed a proposal in the amount of \$6,700 from VDLA Landscape Architects. The proposal is for a conceptual design of a basketball court located on the west side of The CABH clubhouse.

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Motion: Carole Graziano, Secretary
Second: Kevin Messer, Director
RESOLVED: To have Mr. Squires obtain additional design proposals in an amount not to exceed \$15,000.
Motion carried unanimously.

3. CABH Rules & Regulations

Ms. Graziano and Ms. Hass Informed the board they will have a draft revision of the Policy Manual available for next meeting.

4. Lucido Park Pergola Repairs.

The board reviewed four proposals for replacing two pergolas at Lucido Park.

Motion: Cynde Hass, Director
Second: Kevin Messer, Director
RESOLVED: To approve the proposal from TKBM Construction, Inc. to install two pergolas at Lucido Park for an amount not to exceed \$18,000.
Motion carried unanimously.

5. Architectural Streamline Update

Mr. Squires informed the board he is working on registering the necessary parties on the PCM Town Sq. app. for streamlining the Architectural Application process.

COMMITTEE REPORTS 1. Architectural Committee

The Architectural Committee met on August 12, 2024. At this meeting, twenty-one were approved. The Architectural Committee met again on August 26, 2024. At this meeting, six applications and two notices of completion were approved.

Motion: Cynde Haas, Director
Second: Debbie Kurt, Treasurer
RESOLVED: To approve the Architectural Committee reports.
Motion carried unanimously.

2. Landscape Committee

The Landscape Committee met on September 12, 2024.

Motion: Cynde Haas, Director
Second: Debbie Kurt, Treasurer
RESOLVED: To approve the Landscape Committee report.
Motion carried unanimously.

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MANAGER REPORT

Mr. Squires informed the board that a surveillance camera was replaced on the roof of the clubhouse. Premier Roofing CA Inc. assisted The CABH maintenance technician with the task.

ANNOUNCEMENT

The next meeting of the CABH Board of Directors will be held on Wednesday, October 23, 2024, at 5:30 PM.

**EXECUTIVE SESSION
SUMMARY**

The board met in Executive Session on August 28, 2024, and took the following actions on.

1. Legal Matters
2. Contractual Matters
3. Common Area Amenities Review
4. Employee Matters

ADJOURNMENT

The meeting moved to the Executive Session at 6:35 PM. Back into open session at 6:50 PM. The meeting adjourned at 7:00 PM.

MINUTES APPROVED BY

Board Member

Date