

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
OPEN MEETING MINUTES OF THE BOARD OF DIRECTORS
May 22, 2024**

NOTICE The Open Meeting of the Community Association of Bernardo Heights Board of Directors was held on Wednesday, May 22, 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
Debbie Kurth, Treasurer
Carole Graziano, Secretary
Cynde Haas, Director
Kevin Messer, Director

Others Present:
Frank Squires, General Manager
Kevin Ciurej, O'Connell Landscape Homeowners

Absent was:
Victoria Touchstone, Director

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

LANDSCAPE REPORT Mr. Ciurej reviewed with the board a proposal from O'Connell Landscape for the renovation of the landscaping at the entrance of View Pointe Park.
Motion: Walt Mueller, Vice President
Second: Kevin Messer, Director
RESOLVED: To approve the O'Connell Landscape proposal in the amount of \$13,730.30 for landscape renovation at the entrance of View Pointe Park.
Motion carried unanimously.

HOMEOWNER FORUM None

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MINUTES

Motion: Cynde Haas, Director
Second: Carole Graziano, Secretary
RESOLVED: To approve the minutes of the April 24, 2024, open meeting of the members.
Motion carried unanimously.

Motion: Kevin Messer, Director
Second: Debbie Kurth, Treasurer
RESOLVED: To approve the minutes of the May 22, 2024, emergency meeting of the board.
Motion carried unanimously.

FINANCIALS:

March 31, 2024, Treasurer's Report & Income Statement

The board reviewed the March 31, 2024, Treasurer's Report prepared by Debbie Kurth, and the March 31, 2024, Income Statement prepared by PCM/Associa.

Motion: Carole Graziano, Secretary

Second: Cynde Haas, Director

RESOLVED: To approve the March 31, 2024, Treasurer Report and the March 31, 2024, Income Statement.

Motion carried unanimously.

NEW BUSINESS

1. *San Diego Fitness Service Proposals*

The board reviewed two proposals from San Diego Fitness Services.

Motion: Carole Graziano, Secretary

Second: Cynde Haas, Director

RESOLVED: To approve the two proposals from SD Fitness Services. One in the amount of \$2,154 for treadmill repairs and one in the amount of \$1,360 for various fitness equipment repairs.

Motion carried unanimously.

2. *Clubhouse Renovation*

The board reviewed proposals for clubhouse painting, new flooring and interior design work. After discussion, the board recommended Mr. Anastasopoulos obtain additional interior design proposals for the clubhouse.

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UNFINISHED BUSINESS 1. *Solar Panel Project Funding*

Mr. Knudsen reviewed with the board a proposal from Baker Electric for installing solar panels at CABH. The proposal was for an investment of \$630,000, with a projected rate of return of 9.8 per year. After discussion, the board tabled the topic. There was no provision for bringing it back at any specific time.

2. *View Pointe Park Ancillary Item Additions*

A. Sign Proposals

Mr. Anastasopoulos presented to the board two new sign proposals for View Pointe Park.

Motion: Kevin Messer, Director

Second: Walt Mueller, Vice President

RESOLVED: To approve the proposal, with a few color changes to the monument, from Sign Distinction Co. in the amount of \$2,032.50.

Motion carried unanimously.

Motion: Kevin Messer, Director

Second: Walt Mueller, Vice President

RESOLVED: To approve the ancillary signage proposal in the amount of \$203.22 from Smart Sign Co., with the understanding that the Park's rules and regulations would be reworded to match Lucido Park's rules and regulations.

Motion carried unanimously.

B. Trash Can & Bench Proposals

The board reviewed trash cans and bench prices for View Pointe Park. After the review, the board advised Mr. Squires to obtain one trash can and two benches to match the ones at Lucido Park.

3. *Cell Tower Agreement; Motion for Reconsideration*

Due to new information from AT&T, the board reviewed whether to discuss a Motion for Reconsideration of the AT&T Cell Tower Agreement.

Motion: Debbie Kurth, Treasurer

Second: Kevin Messer, Director

RESOLVED: To approve discussing a Motion for Reconsideration of the AT&T Cell Tower Agreement.

Motion passed four 4 - 2 with Cynde Haas and Carole Graziano voting no.

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Cynde Haas distributed to the board various articles on potential cell tower installations at other communities within the area. Ms. Haas also distributed to the board an email from Victoria Touchstone, CABH Director, regarding concerns about the effects of cell towers.

Motion: Cynde Haas, Director

Second: Carole Graziano, Secretary

RESOLVED: To not approve the Motion for Reconsideration of the AT&T Cell Tower Agreement.

Motion passed 5-1 with Nick Anastasopoulos voting no.

4. *Associa TownSq Software Application Update*

The board reviewed an email update from Jeremy Wilson of PCM/Associa regarding the TownSq software application.

The email explained that to utilize the Architectural Application process, the addresses of all owners in the sub associations must be entered in the software program. It was originally conveyed that only the addresses of the sub associations needed to be entered. In the email, Mr. Wilson also informed the board that as owners sell their units, PCM would need to update the addresses in the system with the names of the new owners. The email further informed the board that PCM would charge \$100 to complete each update as part of the escrow resale process.

Motion: Debbie Kurth, Treasurer

Second: Carole Graziano, Secretary

RESOLVED: To not approve the \$100.00 fee to be charged by PCM/Associa for updating new homeowners in the TownSq software program.

Motion carried unanimously.

COMMITTEE REPORTS

Architectural Committee

The Architectural Committee met on April 8th and 22nd.

At the two meetings, a total of thirteen applications were approved.

Motion: Debbie Kurth, Treasurer

Second: Cynde Haas, Director

RESOLVED: To approve the Architectural Committee reports for the meetings held on April 8th and 22nd.

Motion carried unanimously.

Landscape Committee

The Landscape Committee met on May 9, 2024.

Motion: Carole Graziano, Secretary

Second: Cynde Haas, Director

RESOLVED: To approve the Landscape Committee report.

Motion carried unanimously.

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**MANAGEMENT
REPORT**

Mr. Squires informed the board of the following:

- ReliaBuilt Fence Co. installed a 2-rail split fence at a cost of \$6,000 at View Pointe Park.
- Lucido Park parking lot lights have been repaired by G-Force Electric Co.
- Graffiti located on a retaining wall of Fairway Heights South HOA has been removed.
- The demolition and repairs to a section of sidewalk adjacent to Bernardo Heights Parkway was necessary due to an irrigation leak underneath the sidewalk.

CORRESPONDENCE

Mr. Anastasopoulos reviewed with the board a CABH Wish List document. The document listed potential capital improvements for CABH. It was agreed to separate the one list into two lists: Reserve Study Improvements and Non-reserve Capital Improvements.

ANNOUNCEMENT

The next meeting of the CABH Board of Directors will be on Wednesday, June 26, 2024, at 5:30 PM.

**MEETING
ADJOURNMENT**

The meeting went into executive session at 7:40 PM. The meeting went back to regular session at 7:55 PM. The meeting was adjourned at 8:05 PM.

MINUTES APPROVED BY:

Board Member

Date