

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS OPEN
MEETING MINUTES OF THE BOARD OF DIRECTORS
JUNE 25, 2025**

NOTICE

The Open Meeting of the Community Association of Bernardo Heights Board of Directors was held on Wednesday, June 25, 2025, 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
Carole Graziano, Secretary
Debbie Kurth, Treasurer
Kevin Mess, Director

Others Present:

Frank Squires, General Manager
Kevin Ciurej, O'Connell Landscape
Owners

Absent was:

Victoria Touchstone, Director
Cynde Haas, Director

CALL TO ORDER

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

LANDSCAPE REPORT

Kevin Ciurej informed the board that O Connell is pruning Yucca trees near the golf course adjacent to the Calle Pueblito street area. He next informed the board that landscape pruning will begin next week at the Avenida Sivrita location. The board then discussed with Mr. Ciurej whether there were maps that differentiated landscape responsibilities between CABH and the golf course. Mr. Ciurej said he believed there are and that he would look into it.

The board then reviewed a written request from the USDA Forest Service to come on site to collect information about current tree cover within our community. The timeframe for the onsite request will be sometime between August and October of this year. After the request was reviewed, a motion was made and seconded to approve the USDA Forest Service request.

The board next reviewed spreadsheet proposals from HydroPoint. The proposals were in regard to renewing the WeatherTRAK irrigation controller stations located throughout the CABH common area. After the proposals were reviewed, a motion was made and seconded to approve the three (3) year proposal in the amount of \$33,346.08 with the (7) percent price discount applied to it.

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS OPEN
MEETING MINUTES OF THE BOARD OF DIRECTORS
JUNE 25, 2025**

HOMEOWNERS FORUM An open forum was held, where members were given the opportunity to address the board.

ADJOURNMENT The board adjourned to an Executive Session meeting at 5:41 PM to discuss a homeowner matter, and back to the open session meeting at 5:56PM.

MINUTES *1. April 23, 2025, Open Meeting Minutes*
After the minutes were reviewed, a motion was made and seconded to approve the April 23, 2025, Open Meeting Minutes

FINANCIALS *1. March 31, 2025, Treasurer's Report & Income Statement*
After the reports were reviewed, a motion was made and seconded to approve the March 31, 2025, Treasurer's Report as prepared by Debbie Kurth & the Income Statement as prepared by PCM/Associa.

2. April 30, 2025, Treasurer's Report & Income Statement
After the reports were reviewed, a motion was made and seconded to approve April 30, 2025, Treasurer's Report as prepared by Debbie Kurth & the Income Statement as prepared by PCM/Associa. Ms. Kurth then informed the board that CABH has received two (2) turf rebate checks from the Metropolitan Water District of Southern California. One was in the amount of \$ 47,8440 and the other for \$15,141.

NEW BUSINESS *1. View Pointe Park Dog Signage*
The board reviewed a draft by Mr. Anastasopoulos regarding revised dog rules for View Pointe Park. After reviewing the draft, the board elected to stay with the existing dog rules posted at the park.

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS OPEN
MEETING MINUTES OF THE BOARD OF DIRECTORS
JUNE 25, 2025**

2. *QR Code for Membership*

Mr. Squires reviewed with the board a QR code that has been posted throughout the CABH common area. The QR code allows members to scan the code which takes them to a BIZ-PULSE website that asks them a series of questions regarding the service at CABH. Mr. Anastasopoulos then informed the board that at the current time there is no charge for this QR code service.

3. *Basketball Court Tables*

The board reviewed several options for replacing the picnic tables located at the CABH basketball court. After all options were reviewed, a motion was made and seconded to approve the purchase of one metal picnic table from Amazon at a cost of \$875.

4. *Member Bench Request*

The board reviewed a request from a member to place a bench on the Bernardo Heights Parkway sidewalk near the golf course. Mr. Anastasopoulos advised Mr. Squires to relocate one of the existing concrete benches located at the basketball court to this location.

UNFINISHED BUSINESS

1. *Spirit of the Fourth Inc. Donation*

The board reviewed a letter request from David W Brooks with the Spirit of the Fourth, Inc. The request is for The CABH community to donate \$2.00 per door to their organization. After reviewing the request, a motion was made and seconded to allocate this amount in The CABH next fiscal year budget.

2. *Lucido Park Playground Renovation Update*

The board reviewed a spreadsheet for replacing the existing Playground equipment located at Lucido Park. The spreadsheet had on it five (5) different proposals from four (4) different vendors for replacing the existing playground equipment. The spreadsheet also included rankings of the equipment from the newly formed CABH playground committee. After reviewing the spreadsheet, a motion was made and seconded to approve replacing the playground equipment at a cost not to exceed \$110,000 at Mr. Anastasopoulos and Mr. Squires discretion.

3. *Yoga Classes Update*

Mr. Squires reviewed with the board an email exchange between himself and Behzad Bahadori. Mr. Bahadori is the yoga instructor CABH entered into a contract with for offering yoga classes at The CABH clubhouse. Mr. Bahadori informed Mr. Squires in the email that effective August 15, 2025, he will no

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS OPEN
MEETING MINUTES OF THE BOARD OF DIRECTORS
JUNE 25, 2025**

longer reside within the CABH community. The board advised Mr. Squires to ask Mr. Bahadori if he is willing to offer the classes even though he will not reside at The CABH community.

4. *Credit Card Machine Update*

Mr. Squires informed the board that the credit card tablet is now available for making member financial transactions at the clubhouse.

COMMITTEE REPORTS

1. *Architectural Committee*

The board reviewed revisions that the Architectural Committee made to the APPLICATION FOR HOME IMPROVEMENT Form and to the Architectural Guidelines on The CABH website. After reviewing the revisions, a motion was made and seconded to approve the revisions. These revisions will be posted for the 28-day review period per California Civil Code 4360(a).

The Architectural Committee met on May 02, 2025. At this meeting, one application was approved. The Architectural Committee met again on May 14, 2025. At this meeting, one application was approved. The Architectural Committee met again on May 26, 2025. At this meeting nine applications were approved. After review, a motion was made and seconded to approve the Architectural Committee reports.

2. *Landscape Committee*

The Landscape Committee met on May 8, 2025, and on June 5, 2025. After review, a motion was made and seconded to approve the Landscape Committee Reports.

3. *Rancho Bernardo Community Counsel*

Mr. Messer reported to the board that a pet costume contest will be held at Web Park on the 4th of July weekend.

4. *Rancho Bernardo Planning Board*

Nothing to report currently.

5. *Swim/Raquet Camp*

Mr. Squires informed the board that the tennis and swim instructor agreed to the 20% profit sharing on the monies realized from the camp they are holding the week of July 7, 2025 at the CABH community center.

MANAGER'S REPORT

Mr. Squires reviewed with the board the following:

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS OPEN
MEETING MINUTES OF THE BOARD OF DIRECTORS
JUNE 25, 2025**

- The board advised Mr. Squires to look into the cost and timeframe for installing castors on the soon to be delivered Mesa room conference table.
- A motion was made and seconded to install netting on the fencing at the south end of the basketball court at a cost of \$2,000.
- A homeless encampment located on the CABH common area of 12404 Paseo Lucido was removed by Bio-One Inc. at a cost of \$350.
- Swimming pool deck canopies have been replaced by Above All Awnings.
- Tennis & Pickleball fencing have been installed by Frontier Fencing.
- The upper pool and jacuzzi canister lighting has been replaced by Commercial Pool Solutions.
- The CABH Maintenance Technician has replaced the pool table lighting chandeliers and the kitchen ceiling lighting. He also installed a drinking fountain at the basketball court location and erected a tennis shed to store equipment for the tennis instructor at court 3.

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS OPEN
MEETING MINUTES OF THE BOARD OF DIRECTORS
JUNE 25, 2025**

ANNOUNCEMENT The next meeting of the CABH Board of Directors will be held on Wednesday, July 23, 2025, at 5:30 PM.

EXECUTIVE SESSION SUMMARY The board met in Executive Session on April 23, 2025, and reviewed the following:

1. Employee matters
2. Resident member clubhouse event
3. Member Architectural Rules

ADJOURNMENT The meeting moved to the Executive Session at 6:55PM. Back into open session at 7:14 PM.

MINUTES APPROVED BY

Board Member

Date