

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
OPEN MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY JULY 22, 2026, AT 6:00 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

- A. Open Meeting Minutes – June 24, 2026*

V. FINANCIALS

- A. May 31, 2026, Treasurers' Report & Income Statement*

VI. NEW BUSINESS

- A. SCT Reserve Consultants, Inc. Level II Reserve Study (\$2,800) *
- B. Lucido Park Tennis Courts Resurface & Windscreen Replacement Proposals*

VII. UNFINISHED BUSINESS

- A. Access Chair Swimming Pool

VIII. COMMITTEE REPORTS

- A. Architectural Review*
- B. Landscape Report
 - 1. July 16, 2026, Minutes*
- C. Rancho Bernardo Community Counsel
- D. Rancho Bernardo Planning Board Planning Board
- E. Social Committee Event updates
 - 1. Completed: Summer Barbecue held on July 11, 2026
 - 2. Upcoming: Art Exhibit Participant Appreciation Event, July 24, 2026, 3:30pm-5:00pm

IX. MANAGER'S REPORT

- A. Stamped Concrete/Paver Work, City of San Diego Correspondence Update

IX. NEXT OPEN MEETING DATE

- A. Wednesday, August 26, 2026, at 6:00PM

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 3rd 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 24, 2026*

III. EXECUTIVE BUSINESS

- A. Contractual Matters
- B. Legal Matters

IV. ADJOURN BACK TO OPEN SESSION

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