

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
MEETING OF THE BOARD OF DIRECTORS
February 13, 2024**

NOTICE The General Session meeting of the Community Association of Bernardo Heights Board of Directors was held on Tuesday, February 13, 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
Victoria Touchstone, Director

Others Present:
Frank Squires, General Manager
Mathew Ramirez. MD7 Inc.
Harold Thomas Jr. MD7 Inc.
Kevin Ciurej, O' Connell Landscape
Eusebio Mendoza, O' Connell Landscape

CALL TO ORDER: Nick Anastasopoulos, President called the business portion of the meeting to order at 6:10 PM.

HOMEOWNER: None

MINUTES: Motion: Walt Mueller, Vice President
Second: Victoria Touchstone, Director
RESOLVED: To approve the regular minutes from the January 10, 2024 meeting. Motion carried unanimously.

FINANCIALS: *January 31, 2024, Financials & Treasurer's Report*
The board reviewed the January 31, 2024 financial reports prepared by Debbie Kurth, Treasurer.

Motion: Walt Mueller, Vice President
Second: Victoria Touchstone, Director
RESOLVED: To accept the January 31, 2024 financial reports.
Motion carried unanimously.

Ms. Kurth then reviewed with the board, investing one of the Associations matured CD's into a one-year Treasury Bill.

Motion: Nick Anastasopoulos, President

Second: Victoria Touchstone, Director

RESOLVED: To approve investing a matured CD into a one-year Treasury Bill. Motion carried unanimously.

NEW BUSINESS:

1. *Board Secretary Resignation*

The board reviewed an email letter from Rob Knudsen. The letter informed the board, effective immediately Mr. Knudsen has resigned as Secretary and his position on The CABH Board of Directors.

2. *Clubhouse Furniture Cleaning*

The board reviewed three proposals for clubhouse furniture cleaning.

Motion: Walt Mueller, Vice President

Second: Cynde Hass, Director

RESOLVED: To approve Feliz Carpet Cleaning proposal in the amount of \$630 for clubhouse furniture cleaning. Motion carried unanimously.

3. *San Diego Fitness Service Estimate*

The board reviewed an estimate in the amount of, \$1,515 from San Diego Fitness Service for repairing two treadmills, reupholstering a piece of equipment and purchase of Life Fitness Pedal Straps.

Motion: Walt Mueller, Vice President

Second: Cynde Hass, Director

RESOLVED: To approve San Diego Fitness estimate in the amount of \$1,515 for fitness service repairs in the gym. Motion carried unanimously.

4. *Dog Bag Stations*

The board reviewed purchasing dog bag stations. After reviewing this item was tabled.

5. *Board of Directors Committee Member Appointments*

Appointed Landscape Committee Members: Nick Anastasopoulos, Tim Moreland and Walt Mueller.

Appointed Architectural Committee Members, Mike Fickel, Carole Graziano and Vicky Touchstone

Appointed Social Committee Member, Shem Clow

6. *This year's slated Social Committee Community Association*

Events:

Easter egg hunt to be held on March 30, 2024

Summer barbecue to be held on July 20, 2024

Oktoberfest to be held on October 12, 2024

Holiday party to be held on December 21, 2024

Motion: Debbie Kurth, Treasurer

Second: Walt Mueller, Vice President

RESOLVED: To approve social committee community events.

Motion carried unanimously.

OLD BUSINESS

1. *AT&T Cell Tower Update*

Mathew Ramirez and Harold Thomas Jr. from MD7 Inc. gave a PowerPoint presentation on the proposed AT&T cell tower. MD7 is the company representing AT&T in regard to the proposed cell tower. AT&T with the CABH's authorization, would like to Erect a cell tower near the vicinity of the existing T-Mobile cell tower. After the presentation, the board requested MD7's representatives to provide them with an exact location of the project along with additional pictures of the finished cell tower look as it relates to the existing landscape of the site.

COMMITTEE REPORTS:

Architectural Committee

The Architectural Committee met on January 8, 2024, and January 22, 2024. Twelve applications and three notices of completion were approved.

Motion: Debbie Kurth, Treasurer

Second: Walt Mueller, Vice President

RESOLVED: To approve the Architectural Committee reports.

Motion carried unanimously.

Landscape Committee

The Landscape Committee met on January 18, 2024.

Motion: Walt Mueller, Vice President

Second: Cynde Haas, Director

RESOLVED: To accept the Landscape Committee report.

Motion carried unanimously.

**MANAGEMENT
REPORT**

Frank Squires updated the board of the alleged trespassing taking place on the Parview Estates sub association location. He informed

the board he contacted the Rancho Bernado High School District and asked them if they could monitor students that are trespassing on the hillside on CABH property adjacent to the high school. The school district informed Mr. Squires that they cannot do that since it is outside of the scope of the school district's jurisdiction.

Mr. Squires next informed the board that Pacific Backflow has completed the repairs to the nonoperational irrigation back flow valves. He also reported that five of the valves need to be replaced because they could not be repaired. The board advised Mr. Squires to solicit proposals for this work.

CORRESPONDENCE: N/A

ANNOUNCEMENT The next meeting of the CABH Board of Directors will be on Wednesday, March 27, 2024 at 5:30 PM.

**EXECUTIVE SESSION
SUMMARY**

The board met in executive session on February 13, 2024, and took the following actions:

1. Contracts
 - a. Unanimously voted not to approve a AT&T Cell Tower contract.
 - b. Unanimously voted to approve a contract with a new legal counsel firm.
2. Legal Action update
3. Owner request for event deposit denied.
4. Swim Instructor update.

RESOLVED: The meeting adjourned at 7:10 PM.

MINUTES APPROVED BY:

Board Member

Date

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
ANNUAL ORGANIZATIONAL MEETING OF BOARD MEMBERS
FEBRUARY 13, 2024**

Upon due notice, the Annual Organizational Meeting of the board Members of the Community Association of Bernardo Heights (CABH) was held Tuesday, February 13, 2024, at the Bernardo Heights Community Center, 16150 Bernardo Heights Parkway, San Diego, California.

Present: Nick Anastasopoulos, Board Member
 Walt Mueller, Board Member
 Debbie Kurth, Board Member
 Carole Graziano, Board Member
 Cynde Haas, Board Member
 Victoria Touchstone, Board Member

Absent: Rob Knudsen, Board Member

Also Present: Frank Squires, General Manager

CALL TO ORDER

The meeting was called to order by Nick Anastasopoulos, President at 5:52 p.m.

ELECT DIRECTORS' POSITIONS FOR 2024

Upon motion made by Walt Mueller and second by Vicky Touchstone,

RESOLVED: To appoint the following officers:

- Nick Anastasopoulos, President
- Walt Mueller, Vice President
- Carole Graziano, Secretary
- Debbie Kurth, Treasurer
- Cynde Hass, Director at Large
- Vicky Touchstone, Director at Large

Motion carried unanimously.

BOARD MEETING DATES AND TIMES

Walt Mueller motioned and seconded by Cynde Hass, that the Board of Director meetings be held on the fourth Wednesday of the month at 5:30 p.m. Motion carried unanimously.

MEETING ADJOURN

Organizational Meeting was adjourned at 6:05 p.m.

APPROVED

Board Member

Date