

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS OPEN
MEETING MINUTES OF THE BOARD OF DIRECTORS
JANUARY 07, 2026**

NOTICE The Open Meeting of the Community Association of Bernardo Heights Board of Directors was held on Wednesday, January 07, 2026, at 16150 Bernardo Heights Parkway, San Diego, CA 92128.

QUORUM The board met quorum requirements with the following Directors in attendance:

PRESENT Directors Present:
Walt Mueller, Vice President
Debbie Kurth, Treasure
Carole Graziano, Secretary
Cynde Haas, Director
Victoria Touchstone Director
Kevin Messer, Director

Others Present:
Frank Squires, General Manager
Eusebio Mendoza, O'Connell Landscape
Owners

Absent was:
Nick Anastasopoulos, President

CALL TO ORDER Walt Mueller, Vice President called the meeting to order at 6:11 PM

LANDSCAPE REPORT Mr. Mendoza Informed the board of the following landscape items:

- Gopher gas traps have been installed on the slope adjacent to the Bernardo Greens HOA.
- The vacant lot adjacent to Camino Del Norte has been hydro-seeded.

HOMEOWNERS FORUM Owners discussed with the board sub-association common turf responsibilities.

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MINUTES

1. December 10, 2025, Open Meeting Minutes

After the minutes were reviewed, a motion was made and seconded to approve the December 10, 2025, Open Meeting Minutes

FINANCIALS

1. November 30, 2025, Treasurer's Report & Income Statement

After the reports were reviewed, a motion was made and seconded to approve the November 30, 2025, Treasurer's Report as prepared by Debbie Kurth & the Income Statement as prepared by PCM/Associa. Ms. Kurth then informed the board of the \$43,203 turf rebate check received from SoCal Water Smart.

NEW BUSINESS

1. Inspectors of Election

The board reviewed an email exchange between Mr. Squires and Shem Clow regarding CABH Inspectors of Election. After reviewing the email, a motion was made and seconded to approve Shem Clow as the CABH Inspector of Election for counting ballots at the upcoming CABH annual meeting.

2. Annual Irrigation Backflow Device Approval

The board reviewed three proposals for annual irrigation backflow testing. After reviewing the proposals, a motion was made and seconded to approve the San Diego Backflow proposal in the amount of \$4,830.

UNFINISHED BUSINESS

1. Upcoming Meeting Dates & Times Reminder

The board reviewed a memo of upcoming CABH meeting dates drafted by Mr. Squires. There is no further action necessary at this time.

2. Hats Off to Volunteers Recognition Reminder

In her presence, the board acknowledged Carole Graziano as the Hats Off to Volunteers Recognition person. Ms. Graziano was not at the prior meeting when she was chosen for this.

3. Appreciation Dinner Invitees

Mr. Squires informed the board the CABH playground committee will be attending the CABH appreciation dinner at Mr. Anastopoulos's direction.

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COMMITTEE REPORTS

1. Architectural Committee

The Architectural Committee met on December 8, 2025. At this meeting, three applications were approved. The Architectural Committee met again on December 22, 2025. At this meeting, six applications were approved. After review, a motion was made and seconded to approve the Architectural Committee report.

2. Landscape Committee

The Landscape Committee met on December 11, 2025. After review, a motion was made and seconded to approve the Landscape Committee Report.

3. Rancho Bernardo Community Counsel

Mr. Messer informed the board that Zone 0 will be discussed at the Rancho Bernardo library.

4. Rancho Bernardo Planning Board

Ms. Touchstone informed the board that the planning board is looking for residents of Rancho Bernardo to be on the planning board.

5. Art Exhibit Reception

Ms. Graziano informed the board that the date of January 9, 2026 reception has been chosen to honor the art exhibit participants. The reception to be held at the CABH clubhouse.

MANAGER'S REPORT

Mr. Squires informed the board that the project to upgrade the equipment for the Lucido Park playground station has been completed. Mr. Squires then reviewed with the board a patrol report of the CABH common area issued by Golden Eagle. No further action is necessary at this time.

ANNOUNCEMENT

The next meeting of the CABH Board of Directors will be held on Wednesday, February 11, 2026, at 5:30 PM. The annual, organizational and open meetings will be held on this date.

**EXECUTIVE SESSION
SUMMARY**

The board met in Executive Session on December 10, 2025, reviewed the following:

1. Contractual Matters

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ADJOURNMENT

The meeting moved to the Executive Session at 6:52PM. Back into open session at 7:01 PM.

MINUTES APPROVED BY

Board Member

Date