

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
OPEN MEETING MINUTES OF THE BOARD OF DIRECTORS
January 8, 2025**

MINUTES

1. December 11, 2024, Open Meeting Minutes

After the minutes were reviewed, a motion was made and seconded to approve the December 11, 2024, Open Meeting Minutes.

FINANCIALS

1. November 30, 2024, Treasurer's Report & Income Statement

After the reports were reviewed, a motion was made and seconded to approve the November 30, 2024, Treasurer's Report as prepared by Debbie Kurth & Income Statement as prepared by PCM/Associa.

NEW BUSINESS

1. Clubhouse Furniture

The board reviewed a proposal from Char Garrow, Design Consultant with Sherwin Williams Paint Co. The proposal was for design services for replacing and updating the CABH clubhouse furniture. Mr. Anastopoulos then informed the board that at this time Ms. Garrow's schedule will not permit her the time to complete the CABH project. He next informed the board that he will contact furniture companies for the clubhouse project.

2. Inspectors of Election Appointment

After review, a motion was made and seconded to approve Shem Clow as the Inspector of Election for ballot counting at The CABH Annual meeting to be held on February 11, 2025, at 5:30PM in the clubhouse.

UNFINISHED BUSINESS

1. CABH Clean Up After Your Dog Signage Update

Mr. Squires informed the board that he and a resident owner at The CABH have placed clean up after your dog signage throughout The CABH community.

2. Dog Park

The board engaged in a discussion on creating a dog park at The CABH. The location of the park would be at Lucido Park. After review, a motion was made and seconded not to approve the creation of a dog park at Lucido Park. Upon further review a motion was made and seconded to amend the motion not to approve the creation of a dog park anywhere on the premises of The CABH

3. Clubhouse Artwork

The board reviewed an email from Ms. Graziano regarding artwork for The CABH. The board agreed on the concept of the email which entailed having students from Poway Adult School display their artwork at The CABH clubhouse. Ms. Graziano then informed the board she is working with Ms. Woodin on the

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total amount of artwork needed and the placement of them at the clubhouse.

4. Basketball Court Update

Mr. Squires discussed with the board revised proposed specifications for the installation of the basketball court. The main revision is to substitute the placement of a post tension cable system for rebar in the concrete slab construction. This revision will adjust the Brady Brown Construction Inc. base contract price from \$110,000 to \$123,000. After review, a motion was made and seconded to approve the basketball court revision and the adjusted base contact price of \$123,000.

5. Canon Lease Agreement

The board reviewed a 12-month lease extension proposal from Mike Mandell with Canon Inc. After discussion, the board advised Mr. Squires to follow through with a Canon on a 39-month lease agreement for the onsite office printer which was discussed at the previous meeting.

6. Pickleball Court Conversion Update

Mr. Squires informed the board that on February 3, 2025, the pickleball court 2 conversion will begin.

COMMITTEE REPORTS

1. Architectural Committee

The Architectural Committee met on December 9, 2024. At this meeting, three applications were approved. The Architectural Committee met again on December 23, 2024. At this meeting, two applications and three Notices of Completion were approved. After review, a motion was made and seconded to approve the Architectural Committee reports.

2. Landscape Committee

The Landscape Committee met on December 12, 2024. After the Committee Report was reviewed, a motion was made and seconded to approve the Landscape Committee Report.

3. Rancho Bernardo Community Counsel

Mr. Messer gave a brief verbal update on the RB Community Counsel.

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4. Rancho Bernardo Planning Board

Ms. Touchstone informed the board that the RB Planning Board has some vacant seats at the present time. Mr. Anastasopoulos then advised Mr. Squires to put this information in a future CABH Newsletter.

MANAGER REPORT

Mr. Squires informed the board that the additional flooring has been installed in the clubhouse community room under the pool table area. He then informed the board that G-Force Electric Co. replaced the clubhouse parking lot lighting with LED retrofit lights. He also reported that they replaced the holiday lighting on the Palm Trees located at the clubhouse parking lot.

CORRESPONDENCE

1. Resident Response to Open Meeting

The board reviewed an email from an owner regarding his concerns on how a previous open meeting was conducted during the Homeowners Forum portion of the meeting.

2. Residents Email Response to Potential Dog Park

The board reviewed two emails from residents regarding the Potential creation of a dog park at The CABH. One email was against the park, one was for the park.

3. Guidelines for Establishment of a Successful Dog Park.

The board reviewed an article from The School of Veterinary Medicine, US Davis California.

4. CABH 2025 Meeting Dates

The board reviewed upcoming CABH meeting dates.

5. CTA Update

The board reviewed an email from Jaime Chandler President of PCM/Associa. The email was regarding the Corporate Transparency Act. On December 26, 2024, the Fifth Circuit Court of Appeals issued an order vacating the stay of a preliminary injunction that halts reporting compliance under the CTA. Subsequently, the U.S. Department of Treasury's Financial Crimes Enforcement Network (FinCEN) announced that Beneficial Ownership Information (BOI) filings are now voluntary, pending the outcome of the Appeal. This decision effectively suspends the upcoming January 2025 deadline.

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ANNOUNCEMENT The next meeting of the CABH Board of Directors will be held on Wednesday, January 8, 2025, at 6:30 PM.

**EXECUTIVE SESSION
SUMMARY**

The board met in Executive Session on December 11, 2024, and took the following actions on:

1. Owner Violation Hearing

ADJOURNMENT

The meeting moved to the Executive Session at 7:00 PM.
Back into open session at 7:10 PM. The meeting adjourned.
at 7: 15 PM.

MINUTES APPROVED BY

Board Member

Date