

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS OPEN  
MEETING MINUTES OF THE BOARD OF DIRECTORS  
SEPTEMBER 24, 2025**

- NOTICE** The Open Meeting of the Community Association of Bernardo Heights Board of Directors was held on Wednesday, September 24, 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
  - Debbie Kurth, Treasure
  - Carole Graziano, Secretary
  - Cynde Haas, Director
  - Kevin Messer, Director
- Others Present:
- Frank Squires, General Manager, via telephone
  - Kevin Ciurej, O'Connell Landscape Owners
- Absent was:
- Victoria Touchstone, Director
  - Eusebio Mendoza, O'Connell Landscape
- CALL TO ORDER** Nick Anastasopoulos, President called the meeting to order at 5:30 PM.
- LANDSCAPE REPORT** Mr. Ciurej Informed the board of the following landscape items:
- Three cape honeysuckle shrubs have been planted at the south end of the basketball court.
  - Landscape renovation to the open lot at Camino Del Norte to start soon.
  - Three turf rebate checks from the SoCal Water Smart are pending.
- HOMEOWNERS FORUM** Owners discussed with the board sub association common turf responsibilities.

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**MINUTES**

***1. August 27, 2025, Open Meeting Minutes***

After the minutes were reviewed, a motion was made and seconded to approve the August 27, 2025, Open Meeting Minutes

**FINANCIALS**

***1. July 31, 2025, Treasurer's Report & Income Statement***

After the reports were reviewed, a motion was made and seconded to approve the July 31, 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 \$35,181.00 turf rebate check received from SoCal Water Smart.

***2. Annual Budget Preparation***

Ms. Kurth informed the board that the CABH Annual budget draft will be available for review at the CABH October 22, 2025, open meeting of the board of directors.

**NEW BUSINESS**

***1. Sub-Association Clarification Request c/o AB1572***

Kevin Jennings, president of Master Hills HOA discussed her concerns regarding how AB1572 is defined and interpreted. She informed the board that Master Hills HOA has common area turf within the front yards of units and she does not want the turf areas to fall under the definition of nonfunctional turf subject to mandated removal of the turf. The board informed Ms. Jennings that they would update the Master Hills HOA on the interpretation of AB1572 as it nears the mandated date of January 1, 2029, for HOA's.

***2. Upcoming Meeting Dates & Times***

The board reviewed the following dates and times for upcoming CABH meetings:

- December 10, 2025, at 5:30PM, combine the November & December 2025 open & exec. meetings.
- January 7, 2026, at 5:30PM, open & exec meetings, president's meeting & candidate forum meeting.
- February 11, 2026, 5:30PM, open meeting, organizational meeting & annual meeting.
- Volunteer appreciation dinner February 7, 2026.

After the meeting dates were reviewed, there was a motion made and seconded to approve the meeting dates & times.

***3. Basketball court sail shade canopy***

The board reviewed some prices for installing a sail shade canopy at the basketball court.

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After the sail shade prices were reviewed, there was a motion made and seconded to approve the purchase of a sail shade from Amazon and the purchase of poles from Frontier Fencing for the installation of a sail shade at the basketball court.

***4. Member Request for Handicap Apparatus for Pool***

The board reviewed an email request from a member for apparatus to be installed at the swimming pool for handicap individuals. The board advised Mr. Squires to ask the requesting member for more details regarding the installation of such apparatus.

***5. Holiday Event Catering Proposal***

Mr. Squires reviewed with the board a proposal from Affordable Affairs Catering. The proposal was for catering the CABH annual holiday event.

After the catering proposal was reviewed, a motion was made and seconded to approve the Affordable Affairs catering proposal in the amount of \$7,488.64 with a \$1,000.00 gratuity.

***6. Insurance Renewal***

The board reviewed an annual insurance premium renewal from Labarr Oksnee. After the renewal was reviewed, a motion was made and seconded to approve the annual premium in the amount of \$80,670.00 for insurance coverage at CABH.

**UNFINISHED BUSINESS**

***1. Notice of Adapted Rule Change***

Mr. Squires informed the board that the Notice of Adapted Rule Change was disclosed in the manner described in accordance with Civil Code Section 4045 & Section 4360.

***2. City of San Diego Asphalt Repairs Update***

Mr. Anastasopoulos informed the board that the asphalt repairs from the intersection of Bernardo Heights Parkway and Avenida Venusto up to the Silvergate community have been encompassed into the City of San Diego asphalt repairs project. The work has been scheduled for the end of 2025.

***3. Clubhouse Gym Equipment Quotes***

The board reviewed quotes for the purchase of fitness equipment for the clubhouse gym. After reviewing the quotes, a motion was made and seconded to approve the quote from Johnson Fitness & Wellness Co. in the amount of \$8,401.27 for Hoist H-220 gym equipment.

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**4. *Art Group Clubhouse Update.***

The board reviewed an overview document for allowing CABH members & guests access to the CABH clubhouse. The purpose is to conduct an Open Art Studio to facilitate informal artistic activities such as painting and crafts in a friendly community-oriented environment. After reviewing the document, a motion was made and seconded to approve the document and allow for the Open Art Studio at the CABH clubhouse.

**5. *Lucido Park Playground Equipment Flooring***

The board reviewed proposals for installing rubberized flooring for the new playground equipment to be installed at Lucido Park. After review, the board approved the proposal from Spectra-Turf Co. in the amount of \$16,720.00 for the installation of rubberized flooring underneath the playground equipment. The board then reviewed a proposal from Western State Builders for the installation of Class II Base aggregate material in the amount of \$7,021.00, which is necessary prior to installing the rubberized flooring.

After reviewing the proposal for the Class II Base, a motion was made and seconded to approve the installation of the Class II Base by Western State Builders.

**COMMITTEE REPORTS**

**1. *Architectural Committee***

The Architectural Committee met on August 25, 2025. At the meeting, seven 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 September 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 future events at the Rancho Bernardo Community Park are not allowed unless the appropriate paperwork is submitted prior to the event.

**4. *Rancho Bernardo Planning Board***

Nothing to report currently.

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**5. *Oktoberfest Event***

The board reviewed a flyer regarding the Oktoberfest social committee event they are hosting on October 17, 2025, from 5:30PM until 7:30PM at the CABH clubhouse. After review, a motion was made and seconded to approve the Oktoberfest event.

**MANAGER'S REPORT**

Mr. Squires reported that he had confirmed that even if a director had not been present at a meeting, they may still approve the minutes for that meeting.

Mr. Squires next informed the board the water heater that supplies hot water to the exterior men's and lady's restrooms are out of order. He further explained that Dependable Plumbing Co. inspected the heater and ordered a new burner assembly for it.

**ANNOUNCEMENT**

The next meeting of the CABH Board of Directors will be held on Wednesday, October 22, 2025, at 5:30 PM.

**EXECUTIVE SESSION  
SUMMARY**

The board met in Executive Session on August 27, 2025, and reviewed the following:

1. Member Architectural Gazebo Rules
2. Member Architectural landscape Rules
3. Service Animal Matters
4. Member Suspension Matters
5. Member Incident Report
6. Ex-Member Premise Matter
7. Legal Matters

**ADJOURNMENT**

The meeting moved to the Executive Session at 6:38PM. Back into open session at 6:43 PM.

**MINUTES APPROVED BY**

\_\_\_\_\_  
Board Member

\_\_\_\_\_  
Date