

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
 OPEN MEETING OF THE BOARD OF DIRECTORS
 WEDNESDAY, JULY 23, 2025, AT 5:30 PM
 AGENDA**

**Community Association of Bernardo Heights Community Center 16150 Bernardo Heights Parkway,
 San Diego, CA 92128**

I. CALL TO ORDER - OPEN MEETING	1
II. LANDSCAPERS REPORT	2
A. O'Connell Landscape written report	3
III. HOMEOWNER FORUM	4
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.....	5
A. Open Meeting Minutes — June 25, 2025*	6-11
V. FINANCIALS	12
A. May 31, 2025, Treasurer's Report & Income Statement*	13-23
B. City of San Diego water reimbursement checks	24-25
VI. NEW BUSINESS.....	26
A. Newman, Certified Public Accountant, PC - proposal*	27-32
B. Assembly Bill 130 (AB130) How bill effects associations enforcement policies*	33-35
1. CABH current policy enforcement schedule	36
C. Member pickleball pro request	37
VII. UNFINISHED BUSINESS.....	38
A. Application for Home Improvement Form final copy	pending
B. Rules Member bench request update	39
C. Lucido park playground renovation update	verbal
D. Yoga classes update	40
E. Picnic table delivery date	41
F. Clubhouse furniture delivery date	42-45
G.	C
conference table delivery date	46-47
H.	L
Lucido Park tennis court repairs.....	48
I. Agua aerobics update	verbal
VIII. COMMITTEE REPORTS.....	49
A. Architectural Review*	50-51
B. Landscape report*	52-54
C. Rancho Bernardo Community Counsel.....	verbal
D. Rancho Bernardo Planning Board Planning Board	verbal
E. Art Committee Round 2nd Phase	
IX. MANAGER'S REPORT	55

A. Verbal

X. CORRESPONDENCE..... 56
 A. City of San Diego Notice c/o Asphalt Overlay Project 2511C (Avenida Venusto)..... **57-59**
 1. See email dated: Friday, July 11, 2025, 3:26, from: Young II, Eric, to: Anastasopoulos, Nick **60-61**

XI. NEXT OPEN MEETING DATE 62

XII. ADJOURN TO EXECUTIVE..... 63

EXECUTIVE MEETING — Vol lowim4 the (.encral Meeting

I. CALL TO ORDER - EXECUTIVE MEETING 64
 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 65
 A. Executive Session Minutes — June 25, 2025* **66-68**

**I I I . E X E C U T I V E
 B U S I N E S S . . . 6 9**

A.Resident Architectural Gazebo Rules **70-79**
 B.Resident Architectural Landscape Rules **80-84**

IV. ADJOURN BACK TO OPEN SESSION 85

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