COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
MEETING OF THE BOARD OF DIRECTORS
January 27, 2022

NOTICE

The General Session meeting of the Community Association of Bernardo Heights Board of Directors was held on Thursday, January 27, 2022 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
Rob Knudsen, Secretary
Carol Graziano, Director
Sal Prager, Director
Cynde Haas, Director

Directors Absent:
None

Others Present:
Cecile Nguyen, Manager
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 5:30 PM.

PRESENTATIONS

O'Connell updated the Board regarding turf replacement rebates. CABH will receive two rebate checks from SoCal ($12,582 and $27,120)

HOMEOWNER FORUM

N/A

MINUTES

Motion: Debbie Kurth, Treasurer
Second: Sal Prager, Director
RESOLVED: to approve the regular minutes from the December 9, 2021 meeting. Motion carried unanimously.

FINANCIALS

November 2021 Financials
The board reviewed the November 2021 financial reports prepared by Debbie Kurth, Treasurer.

Motion Walt Mueller, Vice President
Second: Sal Prager, Director
RESOLVED: to accept the November 2021 financial reports. Motion carried unanimously.

NEW BUSINESS:

Letter to Council Member Marni von Wilpert
Motion: Debbie Kurth, Treasurer
Second: Sal Prager, Director
RESOLVED: to approve the letter to be sent to Marni von Wilpert. c/o Eric Young. Motion carried unanimously.

Audit and Taxes
Motion: Debbie Kurth, Treasurer
Second: Rob Knudsen, Secretary
RESOLVED: to approve Newman's proposal for Audit and Taxes for the year ended December 31, 2021.

OLD BUSINESS

Slope on Lomica Update

Solar Update

Tierra del Sol Slope

Annual Meeting

DISCUSSION: ***Option for View Pointe Row Property***

CORRESPONDENCE: ***N/A***

COMMITTEE REPORTS:

Landscape Committee

The Landscape Committee met on January 13, 2022.
Motion: Debbie Kurth, Treasurer
Second: Walt Mueller, Vice President
RESOLVED: to accept the Landscape Committee report.
Motion carried unanimously.

Architectural Committee	The Architectural Committee met on November 22 and December 13, twenty-five applications and thirteen notices of completion were approved. Motion: Rob Knudsen, Secretary Second: Sal Prager, Director RESOLVED: to approve the Architectural Committee report. Motion carried unanimously.

MANAGEMENT

REPORTS	We are in the process of getting the hazardous material permit for the pools' chemical. Pool gate closers have been installed. Stainless steel hand dryers and toilet paper dispensers were installed in Lucido park restrooms. Basketball fence repair in in-progress.
ANNOUNCEMENT	The next meeting of the CABH Board of Directors will be on Thursday, February 24, 2022 at 5:30 PM.
RESOLVED:	The meeting adjourned at 6:30 PM.

MINUTES APPROVED BY:

_____ _____

Board Member Date

COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
MEETING OF THE BOARD OF DIRECTORS
February 24, 2022

NOTICE The General Session meeting of the Community Association of Bernardo Heights Board of Directors was held on Thursday, February 24, 2022 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
Rob Knudsen, Secretary
Carol Graziano, Director

Directors Absent:
Sal Prager, Director
Cynde Haas, Director

Others Present:
Cecile Nguyen, Manager
Kevin Ciurej, O'Connell Landscape
Eusebio Mendoza, O'Connell Landscape
Ten homeowners (4 from Fairway Heights, 4 from The Villas, 1 from Parview Estates, and 1 from Las Brisas Condos)

CALL TO ORDER Nick Anastasopoulos, President called the business portion of the meeting to order at 5:30 PM.

PRESENTATIONS O'Connell updated the Board regarding turf replacement rebates.

HOMEOWNER FORUM The ten homeowners gave input on the dog park issue.

MINUTES

Motion: Rob Knudsen, Director
Second: Walt Mueller, Vice President
RESOLVED: to approve the regular minutes from the January 27, 2022 meeting. Motion carried unanimously.

FINANCIALS

December 2021 Financials
The board reviewed the December 2021 financial reports prepared by Debbie Kurth, Treasurer.

Motion: Rob Knudsen, Director
Second: Nick Anastasopoulos, President
RESOLVED: to accept the December 2021 financial reports and to approve the transfer of $200,000.00 from Activities to Reserves. Motion carried unanimously.

NEW BUSINESS:

Hot Spot at Lucido Park
Motion: Debbie Kurth, Treasurer
Second: Carole Graziano, Director
RESOLVED: to approve T-Mobile to provide the hot spot at Lucido park for the security cameras' internet connection. Motion carried unanimously.

Entry Lights
Motion: Nick Anastasopoulos, President
Second: Rob Knudsen, Secretary
RESOLVED: to approve option 2 lights to replace the ones that are on both side of the front entrance. Motion carried unanimously.

Benches on Bernard Heights Parkway
Motion: Debbie Kurth, Treasurer
Second: Walt Mueller, Vice President
RESOLVED: to approve the purchase of two concrete benches to replace the broken ones on the parkway. Motion carried unanimously.

OLD BUSINESS

Basketball Fence Update
A company in Escondido will supply the material and repairs will be done in-house.

DISCUSSION:

View Pointe Row Property
Was discussed in Homeowner Forum

CORRESPONDENCE: ***N/A***

COMMITTEE REPORTS:

Landscape Committee

The Landscape Committee met on February 10, 2022.
Motion: Debbie Kurth, Treasurer
Second: Walt Mueller, Vice President
RESOLVED: to accept the Landscape Committee report.
Motion carried unanimously.

COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
MEETING OF THE BOARD OF DIRECTORS
February 24, 2022

Architectural Committee	The Architectural Committee met on January 10 and January 24, twenty-one applications and fourteen notices of completion were approved. Motion: Debbie Kurth, Treasurer Second: Walt Mueller, Vice President RESOLVED: to approve the Architectural Committee report. Motion carried unanimously.

MANAGEMENT

REPORTS	Application for hazardous material permit is in-progress. Installation of three sets of tables/benches at Lucido park. Blinds in Mesa room are replaced. Set-up of benches at the four Pickleball courts. A lock was put on the gate behind Mesa room and exercise room.
ANNOUNCEMENT	The next meeting of the CABH Board of Directors will be on Thursday, March 24, 2022 at 5:30 PM.
RESOLVED:	The meeting adjourned at 6:40 PM.

MINUTES APPROVED BY:

_____ _____

Board Member Date

COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
MEETING OF THE BOARD OF DIRECTORS
March 24, 2022

NOTICE The General Session meeting of the Community Association of Bernardo Heights Board of Directors was held on Thursday, March 24, 2022 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
Rob Knudsen, Secretary
Sal Prager, Director
Cynde Haas, Director

Directors Absent:
Carol Graziano, Director

Others Present:
Cecile Nguyen, Manager
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 5:30 PM.

PRESENTATIONS O'Connell updated the Board on landscape issues.

HOMEOWNER FORUM N/A

MINUTES

Motion: Debbie Kurth, Treasurer
Second: Walt Mueller, Vice President
RESOLVED: to approve the regular minutes from the February 24, 2022 meeting. Motion carried unanimously.

FINANCIALS

January & February 2022 Financials
The board reviewed the January and February 2022 financial reports prepared by Debbie Kurth, Treasurer.

Motion: Rob Knudsen, Director
Second: Walt Mueller, Vice President

RESOLVED: to accept the January and February 2022 financial reports. Motion carried unanimously.

NEW BUSINESS: N/A

OLD BUSINESS SDG&E will stay on View Pointe Row until the end of May.
A company in Escondido will supply the material and repairs will be done in-house.
The pool solar project has been completed.

DISCUSSION: N/A

CORRESPONDENCE: The Board took knowledge of the issue that plants in the median are blocking incoming cars' visibility when turning from Calle Nobleza onto Bernardo Heights Parkway.

COMMITTEE REPORTS:

Landscape Committee The Landscape Committee met on March 10, 2022.
Motion: Rob Knudsen, Secretary
Second: Walt Mueller, Vice President
RESOLVED: to accept the Landscape Committee report.
Motion carried unanimously.

Architectural Committee The Architectural Committee met on February 14 and February 28, thirty-three applications and six notices of completion were approved.
Motion: Debbie Kurth, Treasurer
Second: Walt Mueller, Vice President
RESOLVED: to approve the Architectural Committee report.
Motion carried unanimously.

MANAGEMENT

REPORTS Fence for basketball court has been ordered. Two concrete benches for Bernardo Heights Parkway have been ordered. Installation of eyewash station required by the hazardous material permit is complete. Shower heads in lockers were replaced. Women's restroom door at Lucido park was shaved for easier opening/closing.

COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
MEETING OF THE BOARD OF DIRECTORS
March 24, 2022

ANNOUNCEMENT The next meeting of the CABH Board of Directors will be on Thursday, April 28, 2022 at 5:30 PM.

RESOLVED: The meeting adjourned at 6:40 PM.

MINUTES APPROVED BY:

_____ _____

Board Member Date

COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
MEETING OF THE BOARD OF DIRECTORS
April 28, 2022

NOTICE

The General Session meeting of the Community Association of Bernardo Heights Board of Directors was held on Thursday, April 28, 2022 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 – Via phone
Rob Knudsen, Secretary
Sal Prager, Director
Cynde Haas, Director
Carol Graziano, Director

Directors Absent:
None

Others Present:
Cecile Nguyen, Manager
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 5:30 PM.

PRESENTATIONS

O'Connell updated the Board on landscape issues. A backflow at the corner of Avenida Pueblito and Bernardo Heights Parkway was damaged by a car and needed to be replaced.

HOMEOWNER FORUM N/A

MINUTES

Motion: Walt Mueller, Vice President
Second: Carol Graziano, Director
RESOLVED: to approve the regular minutes from the March 24, 2022 meeting. Motion carried unanimously.

FINANCIALS

March 2022 Financials
The board reviewed the March 2022 financial reports prepared by Debbie Kurth, Treasurer.

Motion: Sal Prager, Director
Second: Walt Mueller, Vice President
RESOLVED: to accept the March 2022 financial reports. Motion carried unanimously.

NEW BUSINESS: The Jacuzzi needs resurfacing. The manager will get bids for the work.

OLD BUSINESS

Hotspot at Lucido Park
Motion: Sal Prager, Director
Second: Walt Mueller, Vice President
RESOLVED: to purchase the necessary equipment, contract an internet provider to monitor wirelessly the park. Amount not to exceed $3,000.00. Motion carried unanimously.

12120 View Pointe Row Survey
Motion: Rob Knudsen, Secretary
Second: Walt Mueller, Vice President
RESOLVED: to email to the survey, created by Carole Graziano, to sub-association presidents requesting feedback on how to utilize the land. Motion carried unanimously.

DISCUSSION: N/A

CORRESPONDENCE: N/A

COMMITTEE REPORTS:

Landscape Committee

The Landscape Committee met on April 14, 2022.
Motion: Walt Mueller, Vice President
Second: Sal Prager, Director
RESOLVED: to accept the Landscape Committee report.
Motion carried unanimously.

Architectural Committee

The Architectural Committee met on March 14, March 28, and April 11, forty applications and seven notices of completion were approved.
Motion: Walt Mueller, Vice President
Second: Sal Prager, Director
RESOLVED: to approve the Architectural Committee report.
Motion carried unanimously.

COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
MEETING OF THE BOARD OF DIRECTORS
April 28, 2022

MANAGEMENT

REPORTS Two concrete benches have been installed on Bernardo Heights Parkway. Eight chairs for the conference table have been purchased and setup. BBQ umbrellas have been replaced. The last sets of concrete tables/benches have been delivered for Lucido Park. Felt and pockets were replaced on the billiard tables. Fitness equipment machines were serviced, rollers were replaced on two machines. The egg hunt event on April 16 had about 60 kids. Sooji Chang has tended her resignation.

ANNOUNCEMENT The next meeting of the CABH Board of Directors will be on Thursday, May 26, 2022 at 5:30 PM.

RESOLVED: The meeting adjourned at 5:50 PM.

MINUTES APPROVED BY:

_____ _____

Board Member Date

COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
MEETING OF THE BOARD OF DIRECTORS
May 26, 2022

NOTICE The General Session meeting of the Community Association of Bernardo Heights Board of Directors was held on Thursday, May 26, 2022 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 – 5:50pm
Rob Knudsen, Secretary
Sal Prager, Director
Cynde Haas, Director
Carol Graziano, Director

Directors Absent:
Cynde Haas, Director

Others Present:
Cecile Nguyen, Manager
Eusebio Mendoza, O'Connell Landscape
Two members

CALL TO ORDER Nick Anastasopoulos, President called the business portion of the meeting to order at 5:30 PM.

PRESENTATIONS O'Connell updated the Board on landscape issues

HOMEOWNER FORUM Architectural issues.

MINUTES

Motion: Walt Mueller, Vice President
Second: Rob Knudsen, Secretary
RESOLVED: to approve the regular minutes from the April 28, 2022 meeting. Motion carried unanimously.

FINANCIALS

March 2022 Financials
The board reviewed the March 2022 financial reports prepared by Debbie Kurth, Treasurer.

Motion: Walt Mueller, Vice President
Second: Rob Knudsen, Secretary

RESOLVED: to accept the April 2022 financial reports. Motion carried unanimously.

NEW BUSINESS:

September Board Meeting
Motion: Nick Anastasopoulos, President
Second: Walt Mueller, Vice President
RESOLVED: to move the September meeting back one week to Thursday September 29th. No changes for June, July, August. Motion carried unanimously.

Lights on Palm Trees at the Clubhouse
Motion: Nick Anastasopoulos, President
Second: Rob Knudsen, Secretary
RESOLVED: to approve the replacement of the lights on the palm trees; Amount not to exceed $1,000.00. Motion carried unanimously.

OLD BUSINESS

Jacuzzi Resurfacing
Motion: Rob Knudsen, Secretary
Second: Walt Mueller, Vice President
RESOLVED: to approve Aquaspecs' proposal to resurface the Jacuzzi for $8,910.00 with an additional amount not to exceed $1,500.00 to lower the seat. Motion carried unanimously.

Jacuzzi Heater
Motion: Walt Mueller, Vice President
Second: Carole Graziano, Director
RESOLVED: to approve the replacement of the Jacuzzi 's heater by Commercial Pool Solutions in the amount of $3,750.00. Motion carried unanimously.

DISCUSSION: N/A

CORRESPONDENCE: N/A

COMMITTEE REPORTS:

Landscape Committee

The Landscape Committee met on May 19, 2022.
Motion: Walt Mueller, Vice President
Second: Carole Graziano, Director
RESOLVED: to accept the Landscape Committee report.
Motion carried unanimously.

COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
MEETING OF THE BOARD OF DIRECTORS
May 26, 2022

Architectural Committee	The Architectural Committee met on April 25and May 9, thirty applications and three notices of completion were approved. Motion: Walt Mueller, Vice President Second: Carole Graziano, Director RESOLVED: to approve the Architectural Committee report. Motion carried unanimously.

MANAGEMENT

REPORTS	The tennis ball machine bin was moved on to the court for easy access. The backflow at the corner of Bernardo Heights parkway and Calle Pueblito that was damaged by a car has been replaced. Basketball fence repair is in progress. Five nets have been ordered for the Basketball fence. Quotes to resurface the Jacuzzi and the Jacuzzi's heater are pending. John Stone has been hired as part-time Recreation Assistant. His first day was May 16.
ANNOUNCEMENT	The next meeting of the CABH Board of Directors will be on Thursday, June 23, 2022 at 5:30 PM.
RESOLVED:	The meeting adjourned at 6:05 PM.

MINUTES APPROVED BY:

_____ _____

Board Member Date

COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
MEETING OF THE BOARD OF DIRECTORS
June 23, 2022

NOTICE

The General Session meeting of the Community Association of Bernardo Heights Board of Directors was held on Thursday, June 23, 2022 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, Treasurer – Via Phone
Rob Knudsen, Secretary
Cynde Haas, Director – 6PM
Carol Graziano, Director

Directors Absent:
Nick Anastasopoulos, President
Sal Prager, Director

Others Present:
Cecile Nguyen, Manager
Eusebio Mendoza, O'Connell Landscape
Three members

CALL TO ORDER

Walt Mueller,Vice President called the business portion of the meeting to order at 5:30 PM.

PRESENTATIONS

O'Connell updated the Board on water usage.

HOMEOWNER FORUM

Tree issues.

MINUTES

Motion: Debbie Kurth, Treasurer
Second: Carole Graziano, Director
RESOLVED: to approve the regular minutes from the May 26, 2022 meeting. Motion carried unanimously.

FINANCIALS

May 2022 Financials
The May and June Financials will be available at the July meeting.

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COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
MEETING OF THE BOARD OF DIRECTORS
June 23, 2022

NEW BUSINESS:

Hats Off to Volunteers
Motion: Rob Knudsen, Secretary
Second: Carole Graziano, Director
RESOLVED: to nominate Shem Clow for the Hats Off to Volunteers award. Motion carried unanimously.

OLD BUSINESS

12120 View Pointe Row Survey Update
Motion: Carole Graziano, Director
Second: Debbie Kurth, Treasurer
RESOLVED: to table any further discussions on the use of the property at 12120 View Pointe Row until 2023. Motion carried unanimously.

Graffiti
It was discussed that the neighborhoods should be responsible for their own walls.

DISCUSSION: N/A

CORRESPONDENCE: N/A

COMMITTEE REPORTS:

Landscape Committee

The Landscape Committee met on June 9, 2022.
Motion: Rob Knudsen, Director
Second: Carole Graziano, Director
RESOLVED: to accept the Landscape Committee report.
Motion carried unanimously.

Architectural Committee

The Architectural Review Committee met on May 23 and June 13, twenty eight applications and eleven notices of completion were approved.
Motion: Carole Graziano, Director
Second: Cynde Haas, Director
RESOLVED: to approve the Architectural Committee report.
Motion carried unanimously.

MANAGEMENT

REPORTS

New signs for tennis courts at Lucido Park were ordered. Chains for the swings were ordered. Tennis nets at Lucido were readjusted

to the proper height. Basketball fence repair is in progress. Materials for the hot spot were ordered; An account has been set-up with T-Mobile. The women locker room's drains were clogged; Pacific Drain was called. Our pipes are cast iron and we will eventually need to re-pipe. A cable from one of the universal equipment in the exercise room broke and was replaced

ANNOUNCEMENT The next meeting of the CABH Board of Directors will be on Thursday, July 28, 2022 at 5:30 PM.

RESOLVED: The meeting adjourned at 6:30 PM.

MINUTES APPROVED BY:

_____ _____

Board Member Date

COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
MEETING OF THE BOARD OF DIRECTORS
July 28, 2022

NOTICE The General Session meeting of the Community Association of Bernardo Heights Board of Directors was held on Thursday, July 28, 2022 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, Treasurer
- Rob Knudsen, Secretary
- Cynde Haas, Director

Directors Absent:
- Nick Anastasopoulos, President
- Carole Graziano, Director
- Sal Prager, Director

Others Present:
- Cecile Nguyen, Manager
- Two members

CALL TO ORDER Walt Mueller, Vice President called the business portion of the meeting to order at 5:30 PM.

PRESENTATIONS **N/A**

HOMEOWNER FORUM Landscape issues.

MINUTES

Motion: Rob Knudsen, Secretary
Second: Debbie Kurth, Treasurer
RESOLVED: to approve the regular minutes from the June 23, 2022 meeting. Motion carried unanimously.

FINANCIALS

May 2022 and June 2022 Financials
The board reviewed the May and June 2022 financial reports prepared by Debbie Kurth, Treasurer.

Motion: Cynde Haas, Director
Second: Walt Mueller, Vice President
RESOLVED: to accept the May and June 2022 financial reports. Motion carried unanimously.

Transfer from Operating to Reserves
Motion: Cynde Haas, Director
Second: Walt Mueller, Vice President
RESOLVED: to transfer $250,000 from Operating account to Reserves account. Motion carried unanimously

NEW BUSINESS: ***Technology***
Motion: Rob Knudsen, Secretary
Second: Debbie Kurth, Treasurer
RESOLVED: to replace three computers and to have them installed by Jerry Perrella. Motion carried unanimously.

OLD BUSINESS ***Spa and Basketball Fence update***

DISCUSSION: N/A

CORRESPONDENCE: N/A

COMMITTEE REPORTS:

Landscape Committee — The Landscape Committee met on July 14, 2022.
Motion: Walt Mueller, Vice President
Second: Debbie Kurth, Treasurer
RESOLVED: to accept the Landscape Committee report.
Motion carried unanimously.

Architectural Committee — The Architectural Review Committee met on June 27 and July 11, eleven applications and four notices of completion were approved.
Motion: Rob Knudsen, Secretary
Second: Cynde Haas, Director
RESOLVED: to approve the Architectural Committee report.
Motion carried unanimously. Rob informed the Board that the committee meets at 5:15pm the 2nd Monday of the month via Zoom and reviews applications via email the 4th Monday of the month.

MANAGEMENT

REPORTS Completed projects: basketball fence, T-Mobile hotspot for cameras, repair of fitness room door, repair of pool table corner,

repairs of toilets in all restrooms at clubhouse, and replacement of swing chains and signs for tennis courts at Lucido park. Installation of new lights in men's room at clubhouse.

ANNOUNCEMENT The next meeting of the CABH Board of Directors will be on Thursday, August 25, 2022 at 5:30 PM.

RESOLVED: The meeting adjourned at 6:30 PM.

MINUTES APPROVED BY:

_____ _____

Board Member Date

COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
MEETING OF THE BOARD OF DIRECTORS
August 25, 2022

NOTICE

The General Session meeting of the Community Association of Bernardo Heights Board of Directors was held on Thursday, August 25, 2022 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
Debbie Kurth, Treasurer
Rob Knudsen, Secretary
Cynde Haas, Director
Sal Prager, Director

Directors Absent:
Walt Mueller, Vice President
Carole Graziano, Director

Others Present:
Cecile Nguyen, Manager
Kevin Ciurej, O'Connell
Eusebio Mendoza, O'Connell

CALL TO ORDER

Nick Anastasopoulos, President called the business portion of the meeting to order at 5:30 PM.

PRESENTATIONS

O'Connell gave updates on current issues.

HOMEOWNER FORUM

N/A

MINUTES

Motion: Cynde Haas, Director
Second: Sal Prager, Director
RESOLVED: to approve the regular minutes from the July 28, 2022 meeting. Motion carried unanimously.

FINANCIALS

July 2022 Financials
The board reviewed the July 2022 financial report prepared by Debbie Kurth, Treasurer.

Motion: Sal Prager, Director
Second: Cynde Haas, Director

RESOLVED: to accept the July 2022 financial reports. Motion carried unanimously.

NEW BUSINESS: N/A

OLD BUSINESS

Holiday Party
The Holiday party will be held on December 3rd, 2022. The Social Committee will be asked to help organizing the party if they do not wish to attend.

Board Meeting
As a reminder, the September meeting will be on 9/29 at 5:30pm. Starting October, Board meeting will commence at 6:00pm.

DISCUSSION: N/A

CORRESPONDENCE: N/A

COMMITTEE REPORTS:

Landscape Committee

The Landscape Committee met on August 11, 2022.
Motion: Debbie Kurth, Treasurer
Second: Sal Prager, Director
RESOLVED: to accept the Landscape Committee report.
Motion carried unanimously.

Architectural Committee

The Architectural Review Committee met on July 25 and August 8, thirteen applications and seven notices of completion were approved.
Motion: Debbie Kurth, Treasurer
Second: Sal Prager, Director
RESOLVED: to approve the Architectural Committee report.
Motion carried unanimously.

MANAGEMENT

REPORTS

Completed projects: replacement of fan switch in the community room, repair the cabinet door in the front office, replacement and adjustment of Lucido park's tennis nets, installation of thermostat lockboxes, relocation of the main pool warning sign to a more

visible area, drainage clearing of utility room, and placing order for three Dell computers.
Colin Watts has been hired as recreation assistant. Christian Cabaloza has resigned as recreation assistant.

ANNOUNCEMENT The next meeting of the CABH Board of Directors will be on Thursday, September 29, 2022 at 5:30 PM.

RESOLVED: The meeting adjourned at 6:00 PM.

MINUTES APPROVED BY:

_____ _____
Board Member Date

COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
MEETING OF THE BOARD OF DIRECTORS
September 29, 2022

NOTICE The General Session meeting of the Community Association of Bernardo Heights Board of Directors was held on Thursday, September 29, 2022 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
Carole Graziano, Director
Cynde Haas, Director
Sal Prager, Director

Directors Absent:
Debbie Kurth, Treasurer
Rob Knudsen, Secretary

Others Present:
Cecile Nguyen, Manager
Eusebio Mendoza, O'Connell

CALL TO ORDER Nick Anastasopoulos, President called the business portion of the meeting to order at 5:30 PM.

PRESENTATIONS O'Connell gave updates on current issues and damages on the lot vacated by SDG&E.

HOMEOWNER FORUM N/A

MINUTES

Motion: Cynde Haas, Director
Second: Sal Prager, Director
RESOLVED: to approve the regular minutes from the August 25, 2022 meeting. Motion carried unanimously.

FINANCIALS

August 2022 Financials
The board reviewed the August 2022 financial report prepared by Debbie Kurth, Treasurer.

Motion: Walt Mueller, Vice President
Second: Carole Graziano, Director

RESOLVED: to accept the July 2022 financial reports. Motion carried unanimously.

NEW BUSINESS: ***Turf Conversion***
Motion: Cynde Haas, Director
Walt Mueller, Vice President
RESOLVED: to approve two quotes from O'Connell for turf renovation in the amounts of $121,338.90 for location 16051 Bernardo H. parkway running from Lucido park to Via Embeleso and $44,092.15 for location 11797 Paseo Lucido at the corner of the parkway & Paseo Lucido (off Mira La Paz). Motion carried unanimously.

OLD BUSINESS ***Lot Appraisal***
Jeb Bakke, a HO of Bernardo Heights will attend next Board meeting.

DISCUSSION: LOI for vacant lot.

CORRESPONDENCE: N/A

COMMITTEE REPORTS:

Landscape Committee — The Landscape Committee met on September 8, 2022.
Motion: Walt Mueller, Vice President
Second: Carole Graziano, Director
RESOLVED: to accept the Landscape Committee report.
Motion carried unanimously.

Architectural Committee — The Architectural Review Committee met on August 22 and September 12, twenty one applications and six notices of completion were approved.
Motion: Walt Mueller, Vice President
Second: Carole Graziano, Director
RESOLVED: to approve the Architectural Committee reports.
Motion carried unanimously.

MANAGEMENT

REPORTS — Completed projects: Installed three new computers and updated software. Painted the lettering on the last monument by Sprouts.

Repaired the conference table. Cleaned drains at the clubhouse. Re-piped bar sink drain. Repaired fence and door by the solar panels. Repaired back gate on court 2. Fixed oscillating feature on ball machine. Fixed springs on pool gate. Repaired locks on court 8 and Lucido restrooms. Repaired hand dryer at Lucido.

John Stone and Antoinette Dizon have resigned. Ethan Badere is going through background check.

ANNOUNCEMENT The next meeting of the CABH Board of Directors will be on Thursday, October 27, 2022 at 6:0 PM.

RESOLVED: The meeting adjourned at 6:15 PM.

MINUTES APPROVED BY:

_____ _____

Board Member Date

COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
MEETING OF THE BOARD OF DIRECTORS
October 27, 2022

NOTICE

The General Session meeting of the Community Association of Bernardo Heights Board of Directors was held on Thursday, October 27, 2022 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
Debbie Kurth, Treasurer *(via phone)*
Rob Knudsen, Secretary
Carole Graziano, Director
Cynde Haas, Director

Directors Absent:
Walt Mueller, Vice President
Sal Prager, Director

Others Present:
Cecile Nguyen, Manager
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 6:00 PM.

LANDSCAPE REPORT

O'Connell discussed their turf conversion proposal that the landscape committee approved and that is on this agenda for Board review.

HOMEOWNER FORUM ***N/A***

MINUTES

Motion: Rob Knudsen, Secretary
Second: Cynde Haas, Director
RESOLVED: to approve the regular minutes from the September 29, 2022 meeting. Motion carried unanimously.

FINANCIALS

September 2022 Financials
The board reviewed the September 2022 financial report prepared by Debbie Kurth, Treasurer.

Motion Cynde Haas, Director
Second: Carol Graziano, Director
RESOLVED: to accept the September 2022 financial reports. Motion carried unanimously.

2023 Budget
Motion Rob Knudsen, Secretary
Second: Debbie Kurth, Treasurer
RESOLVED: to accept the 2023 Budget. Motion carried unanimously.

NEW BUSINESS:

Turf Conversion Quote
Motion: Rob Knudsen, Secretary
Second: Carole Graziano, Director
RESOLVED: to approve the O'Connell Landscape proposal for turf conversion in the amount of $145,928.43. O'Connell will submit for rebates on behalf of CABH. Motion carried unanimously.

Playground Repairs- Material Quote
Motion: Carole Graziano, Director
Second: Rob Knudsen, Secretary
RESOLVED: to approve Coast Recreation, Inc.'s proposal for materials needed to repair the playground equipment at Lucido Park in the amount of $2,629.41.

Board Meeting Calendar
The Board reviewed the Board Meeting calendar.

OLD BUSINESS

View Pointe Lot
Chris Zorbas of Institutional Property Advisors attended the meeting to discuss various options with the Board.

O'Connell Landscape Contract
Motion: Cynde Haas, Director
Second: Debbie Kurth, Treasurer
RESOLVED: to approve O'Connell Landscape maintenance contract increase of 5% effective January 1, 2023 in the amount of $44,831.09 per month.

DISCUSSION: **N/A**

CORRESPONDENCE: **N/A**

COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
MEETING OF THE BOARD OF DIRECTORS
October 27, 2022

COMMITTEE REPORTS:

Landscape Committee	The Landscape Committee met on October 20, 2022. Motion: Carole Graziano, Director Second: Cynde Haas, Director RESOLVED: to accept the Landscape Committee report. Motion carried unanimously.
Architectural Committee	The Architectural Committee met on September 26th and October 10th. Eleven applications and one notice of completion were approved. Motion: Carole Graziano, Director Second: Cynde Haas, Director RESOLVED: to approve the Architectural Committee report. Motion carried unanimously.
MANAGEMENT REPORT	Completed Projects: Re-sealed tiles at the clubhouse, re-sealed pavers at the clubhouse, and fixed electrical boxes throughout the community.
ANNOUNCEMENT	The next meeting of the CABH Board of Directors will be on Thursday, December 01, 2022 at 6:00 PM.
RESOLVED:	The meeting adjourned at 7:07 PM.

MINUTES APPROVED BY:

_____ _____

Board Member Date

COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
MEETING OF THE BOARD OF DIRECTORS
December 1, 2022

NOTICE The General Session meeting of the Community Association of Bernardo Heights Board of Directors was held on Thursday, December 01, 2022 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
Debbie Kurth, Treasurer
Carole Graziano, Director
Cynde Haas, Director
Sal Prager, Director

Directors Absent:
Walt Mueller, Vice President
Rob Knudsen, Secretary

Others Present:
Shawna Morales, Manager

CALL TO ORDER Nick Anastasopoulos, President called the business portion of the meeting to order at 6:00 PM.

LANDSCAPE REPORT O'Connell discussed their turf conversion proposal that the landscape committee approved and that is on this agenda for Board review.

HOMEOWNER FORUM There was one homeowner present from BV with a question regarding parking, which she was referred to her neighborhood HOA for direction. There were two members present from TDS, which one had a question regarding solar panels on her home, which she was referred to her neighborhood HOA for direction. The other homeowner from TDS was present to listen and return a check to management. There was one homeowner present from VL, who requested that the updated minutes be added to the CABH website, which management will be sure they are updated.

MINUTES Motion: Carole Graziano, Director
Second: Cynde Haas, Director
RESOLVED: to approve the regular minutes from the October 27, 2022 meeting. Motion carried unanimously.

DRAFT

COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
MEETING OF THE BOARD OF DIRECTORS
December 1, 2022

FINANCIALS

October 2022 Financials

The board reviewed the October 2022 financial report prepared by Debbie Kurth, Treasurer. Debbie requested that management request the necessary recoding of the $450,000 that was transferred from operating to the reserves this year, so that the financials are corrected prior to the end of the 2022 fiscal year.

Motion Sal Prager, Director
Second: Carol Graziano, Director
RESOLVED: to accept the October 2022 financial reports. Motion carried unanimously.

NEW BUSINESS:

Proposals for Solar

Tabled to the January meeting, or sooner, since the proposals were just received, and more time is needed to put together the final numbers.

2023 Social Events

The Board requested a summary from Shem Clow for the upcoming events. Shem's list will be presented to the Board at the January Board Meeting.

Pickleball Court-Proposal for Additional Nets

Motion: Carole Graziano, Director
Second: Debbie Kurth, Treasurer
RESOLVED: to approve the cost of purchasing additional nets for the pickleball courts in the amount of $809.34.

Lucido Park Restroom Doors

The Board tabled this item to allow time for management to clarify with Christian Mendoza the cost to replace just the doors, as there was a cost estimated of $3,000 on the bid. The board may also consider covering the vents with metal plates.

Board Appreciation Dinner

The two possible dates are January 29, 2023, and February 5, 2023. Nick will work with management to schedule the dinner. Possible locations are Silvergate or the Golf Course.

Board Member/Manager Email Proposal

The Board discussed and requested that management confirm if all emails are subject to being subpoenaed or only the emails pertaining to the association matters.

DRAFT

COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
MEETING OF THE BOARD OF DIRECTORS
December 1, 2022

OLD BUSINESS ***View Pointe Lot***
The Board discussed this matter further and reviewed the discussion at the last meeting as well. This matter will be discussed further at the President's Meeting on January 9, 2023.

DISCUSSION: **N/A**

CORRESPONDENCE: **N/A**

COMMITTEE REPORTS:

Landscape Committee — The Landscape Committee met on November 10, 2022.
Motion: Carole Graziano, Director
Second: Cynde Haas, Director
RESOLVED: to accept the Landscape Committee report.
Motion carried unanimously.

Architectural Committee — The Architectural Committee met on November 21, 2022. Ten applications and seven notices of completion were approved.
Motion: Carole Graziano, Director
Second: Cynde Haas, Director
RESOLVED: to approve the Architectural Committee report.
Motion carried unanimously.

MANAGEMENT REPORT — Completed Projects: Concrete sidewalk repair (WH), electrical boxes repair, Lucido Park playground repair, city issue by Sprouts, ceiling fan replacement, sealing signs, added new white lights to the trees east of the BBQ area and to the palm trees at the entrance to the recreation center.

ANNOUNCEMENT — The next meeting of the CABH Board of Directors will be on Thursday, January 26, 2023 at 6:00 PM.

RESOLVED: The meeting adjourned at 7:54 PM.

MINUTES APPROVED BY:

_____ _____
Board Member Date

DRAFT