

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
OPEN MEETING MINUTES OF THE BOARD OF DIRECTORS
APRIL 24, 2024**

NOTICE: The Open Meeting of the Community Association of Bernardo Heights Board of Directors was held on Wednesday, April 24, 2024, 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
Carole Graziano, Secretary
Cynde Haas, Director
Vicky Touchstone, Director

Others Present:
Frank Squires, General Manager
Eusebio Mendoza, O'Connell Landscape
Kevin Ciurej, O'Connell Landscape
Owners (2)

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

SPECIAL ITEM BUSINESS: Mr. Anastasopoulos introduced the owner, Kevin Messer, to the board and explained that Mr. Messer would like to be considered for the vacant position on the CABH board of directors. The board then reviewed Mr. Messer's CABH candidate application form.
Motion: Debbie Kurth, Vice President
Second: Nick Anastasopoulos, President
RESOLVED: To approve Kevin Messer to fill the vacant position on the CABH board of directors. Mr. Messer's Board of Directors title will be Director.
Motion carried unanimously.

LANDSCAPE REPORT: Mr. Mendoza reported the following landscape projects:

- Dependable Plumbing has replaced the defective irrigation back flow devices.
- He is inspecting more turf areas for the city rebate program.

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- Irrigation valves are being inspected as the irrigation system is going to be in use in the upcoming warmer summer months.

HOMEOWNER FORUM: One owner inquired about a pickleball ball court.

MINUTES:

Motion: Carole Graziano, Director

Second: Cynde Haas, Director

RESOLVED: To approve the minutes of the March 27, 2024, open meeting of the Members with one correction to the NEW BUSINESS, 7. AT&T Cell Tower section: replace “the topic was not open for discussion” to “a Motion to Reconsider was not made”. Motion carried unanimously.

FINANCIALS:

February 29, 2024, Treasurer's Report & Income Statement

The board reviewed the February 29, 2024, Treasurer Report prepared by Debbie Kurth, and the February 29, 2024, Income Statement prepared by PCM/Associa.

Motion: Walt Mueller, Vice President

Second: Carole Graziano, Director

RESOLVED: To approve the February 29, 2024, Treasurer Report and the February 29, 2024, Income Statement.

Motion carried unanimously.

Year End Tax Reporting & Audit Update

The board reviewed the 2023 tax extensions as prepared by Newman CPA. Mr. Squires informed the board that Newman CPA had not yet completed the year end audit. The board agreed to hold an emergency meeting, via email, to review the audit once it is available.

NEW BUSINESS:

1. Clubhouse Carpet Cleaning Proposal

The board reviewed the La Jolla Carpet Care proposal for Clubhouse carpet cleaning.

Motion: Walt Mueller, Vice President

Second: Carole Graziano, Director

RESOLVED: To approve the La Jolla Care proposal in the amount of \$611.52.

Motion carried unanimously.

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2. Lucido Park Parking Lot Repairs

The board reviewed a proposal from G-Force Electric for parking lot light repairs at Lucido Park.

Motion: Carole Graziano, Secretary

Second: Cynde Haas, Director

RESOLVED: To approve the G-Force Electric proposal in an amount not to exceed \$1,000.00 for parking lot repairs.

Motion carried unanimously.

3. Interior Decorator Proposal

The board reviewed a proposal from RDSGN Interiors for upgrading the interior of the CABH clubhouse at the hourly rate of \$150 per hour. The board then discussed the amount that should be allocated for an upgrade to the Clubhouse. The board agreed to obtain additional interior design proposals and to review the CABH reserve study in determining a budget for the potential clubhouse upgrade.

UNFINISHED BUSINESS: *1. Solar Panel Project Funding*

Mr. Anastasopoulos informed the board that Mr. Knudsen is working with Baker Electric on an updated proposal for the Solar Panel Project.

2. View Pointe Park Ancillary Items Additions

The board reviewed potential ancillary item additions for View Pointe Park including benches, picnic tables, fencing and parking lot repairs. Mr. Anastasopoulos recommended that the board move the meeting to View Pointe Park to discuss the items. While at View Pointe Park the board passed the following motions:

Motion: Debbie Kurth, Treasurer

Second: Walt Mueller, Vice President

RESOLVED: To approve a perimeter fence at the front of the park in an amount not to exceed \$10,000.

Motion carried unanimously.

Motion: Debbie Kurth, Treasurer

Second: Walt Mueller, Vice President

RESOLVED: To approve the Eagle Paving proposal in the amount of, \$5,893.75 for parking lot sealing and striping.

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3. Pickleball/Tennis Committee

Motion: Nick Anastasopoulos, President

Second: Carole Graziano, Secretary

RESOLVED: To appoint Diana Lerner, Maddie Beckerman and Larry Higgins as the Pickleball/Tennis Committee.

Motion carried unanimously.

4. Architectural Application Update

The board reviewed an email update from Jeremy Wilson regarding the architectural application process. The goal is for the management of the sub associations to be able to submit owner Architectural Application Forms to an online portal hosted by our management company, PCM. This would eliminate the transferring of hard copy forms.

COMMITTEE REPORTS:

Architectural Committee

The Architectural Committee met on March 25, 2024. Seven applications and two notices of completion were approved. The Architectural Committee met again on April 8, 2024. An additional seven applications were approved.

Motion: Debbie Kurth, Treasurer

Second: Cynde Haas, Director

RESOLVED: To approve the Architectural Committee reports.

Motion carried unanimously.

Landscape Committee

The Landscape Committee met on April 11, 2024.

Motion: Carole Graziano, Secretary

Second: Cynde Haas, Director

RESOLVED: To accept the Landscape Committee report.

Motion carried unanimously.

**MANAGEMENT
REPORT**

Mr. Squires informed the board of the following:

- New router and new TV installed in gym.
- Door handle changed out in ladies room pool area.
- Dependable Plumbing replaced five defective irrigation back flow devices.
- Surface patches made to the pickleball courts.

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CORRESPONDENCE: For informational purposes, the board reviewed the Dependable Plumbing contract prepared by legal counsel.

ANNOUNCEMENT: The next meeting of the CABH Board of Directors will be held on Wednesday, May 22, 2024, at 5:30 PM.

RESOLVED: The meeting adjourned to Executive Session at 7:00 PM. Back in Regular session at 7:35 PM. The meeting adjourned at 7:36 PM.

MINUTES APPROVED BY:

Board Member

Date