

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
OPEN MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, DECEMBER 10, 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

II. LANDSCAPERS REPORT

III. HOMEOWNER FORUM

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

- A. Open Meeting Minutes – October 22, 2025*

V. FINANCIALS

- A. September 30, 2025, Treasurer's Report & Income Statement*
- B. October 31, 2025, Treasurer's Report & Income Statement*
- C. Sub-Associations Revised Calculation Assessment*

VI. NEW BUSINESS

- A. Silvergate Volunteer Appreciation*
- B. Social Committee Appreciation*
- C. Hats Off to Volunteers Recognition

VII. UNFINISHED BUSINESS

- A. Upcoming Meeting Dates & Times Reminder

VIII. COMMITTEE REPORTS

- A. Architectural Review*
- B. Landscape report*
- C. Rancho Bernardo Community Counsel
- D. Rancho Bernardo Planning Board Planning Board
- E. Milk & Cookies with Santa Event update
- F. CABH Holiday Party (December 13, 2026)

IX. MANAGER'S REPORT

- A. Patrol Report c/o Lucido Park, to assess Lucido Park, at no extra charge our Courtesy Patrol Co. (Golden Eagle) performed extra patrols at the park.
- B. Lucido Park surveillance. (Vosker motion camera installed on tennis court fencing to monitor baseball park area, attached pic example)
- C. Lucido Park Bounce House Guidelines (member bounce house placement for events moved to a new location at the park)
- D. Lucido Park Playground Equipment Update

X. NEXT OPEN MEETING DATE

A. Wednesday, January 07, 2026, at 5:30PM (open, executive, presidents & candidate forum meetings combined)

XI. ADJOURN TO EXECUTIVE**EXECUTIVE MEETING — Following the General Meeting****I. CALL TO ORDER — EXECUTIVE MEETING**

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

A. Executive Session Minutes – October 22, 2025*

III. EXECUTIVE BUSINESS

A. Contractual Matters

IV. ADJOURN BACK TO OPEN SESSION

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