

**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 3<sup>rd</sup> 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.*