

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
OPEN MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, AUGUST 27, 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

- A. Turf rebate removal locations map.
- B. Landscape boundaries walk through.
 - 1. Participants; CABH GM, O'Connell Landscape c/o CABH, Landgraphics, c/o CABH
The Heights Golf Club, Vitale Landscape c/o Los Rios & Los Rios Landscape Committee

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 – July 23, 2025*

V. FINANCIALS

- A. June 30, 2025, Treasurer's Report & Income Statement*
- B. City of San Diego water reimbursement checks

VI. NEW BUSINESS

- A. Biz Pulse Member Survey Feedback Request, expansion of fitness center to outdoor patio (see email dated Monday, August 18, 2025)*
- B. Legal Counsel c/o AED requirements for having one on site and offering clubhouse for member CPR Training (see email dated 8/12/25)
 - 1. See email dated August 21, 2025, documentation for registering AED's.
 - 2. See contract draft between CABH & A-B-CPR for allowing CPR training at clubhouse. *
 - 3. See CPR Training Member Flyer*
 - 4. See CPR CLASS LIABILITY WAIVER AND RELEASE form. *
- C. AED Machine Agreement (Cintas)*
- D. Omega Pavers Bid Proposal (damaged concrete swale) *
 - 1. See email dated July 9, 2025, from resident of Seven Oaks
- E. C&H Quote for fitness center repair for The Life Fitness Strength Universal Weight Machine*
- F. Art Group at Community Center

VII. UNFINISHED BUSINESS

- A. Notice of Adopted Rule Change*
 - 1. Copy of Notice of Proposed Rule Change
- B. Lucido park playground renovation update.
- C. Clubhouse furniture delivery update, delivered July 24, 2025
- D. Tennis/Pickleball Instructor response to additional instructor (See email dated August 1, 2025)

VIII. COMMITTEE REPORTS

- A. Architectural Review*
- B. Landscape report*
- C. Rancho Bernardo Community Counsel
- D. Rancho Bernardo Planning Board Planning Board
- E. Tennis Instructor offering a special Kids Tennis Lessons, see attached flyer*

IX. MANAGER'S REPORT

- A. Verbal
 - 1. Staff CPR/first aid training
 - 2. Tennis Court Repairs: CH Court Tech
 - 3. Bench installation
 - 4. Access Ramp signage installation
 - 5. Men's locker room maintenance

X. DISCUSSION

- A. Joint use with the Heights
- B. Solar Installation Possibility

XI. NEXT OPEN MEETING DATE

- A. Wednesday, September 24, 2025, at 5:30PM

XII. 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 – July 23, 2025*

III. EXECUTIVE BUSINESS

- A. Members Matters
- B. Legal Matters

IV. ADJOURN BACK TO OPEN SESSION

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