

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS  
OPEN MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, SEPTEMBER 24, 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 Invoice & accompanying check.

**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 – August 27, 2025\*

**V. FINANCIALS**

- A. July 31, 2025, Treasurer's Report & Income Statement\*
- B. SoCal Water Smart Turf Rebate Check
- C. Annual Budget Preparation

**VI. NEW BUSINESS**

- A. Sub-Association clarification request c/o AB1572 non-functional turf removal common area
- B. Upcoming Meeting Dates & Times\*
- C. Basketball court sail shade canopy\*
- D. Handicap member apparatus to access swimming pool request.\*
- E. Holiday Catering Proposal\*
- F. Insurance Quote\*

**VII. UNFINISHED BUSINESS**

- A. Notice of Proposed Rule Change Notification
- B. City of San Diego Asphalt Repairs Update
- C. Fitness Center Machine Quotes (for a Hoist H-2200 Multi Gym Station) \*
  - 1. Hoist Fitness Co.: \$9,860.75
  - 2. Johnson Fitness & Wellness Co.: \$8,401.27
  - 3. San Diego Fitness: (CABH fitness vendor) see email
- D. Art Group at Community Center Update\*
- E. Lucido Park playground alternative flooring option: Spectra-Turf Co: \$16,720.\*  
a rubberized flooring resin. Current flooring, wood chips.  
Class II Base installed prior to flooring Western State Builders: \$7,021\*
- F. O' Connell Landscape for would fiber flooring \$8,418.745\*

## **VIII. COMMITTEE REPORTS**

- A. Architectural Review\*
- B. Landscape report\*
- C. Rancho Bernardo Community Counsel
- D. Rancho Bernardo Planning Board Planning Board
- E. Oktober Fest see attached brochure\*

## **IX. MANAGER'S REPORT**

- A. Absentee board member voting minutes (see attached)
- B. Water heater repairs (burner assembly replacement) c/o pool bathrooms.\*

## **X. NEXT OPEN MEETING DATE**

- A. Wednesday, October 22, 2025, at 5:30PM

## **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 – August 27, 2025\*

#### **III. EXECUTIVE BUSINESS**

- A. PCM/ Associa Contractual, Scott Aaronsen, PCM/Associa\*
- B. Resident Architectural Form
- C. Legal Matters
- D. Member common area incident

#### **IV. ADJOURN BACK TO OPEN SESSION**

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