

COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
OPEN MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, OCTOBER 22, 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-September 24, 2025*

V. FINANCIALS

A. August 31, 2025, Treasurer's Report & Income Statement*

B. Annual Budget Review & Approval*

VI. NEW BUSINESS

A. SCT Reserve Study Review*

B. CABH Rules & Regulations Use of Amenities Fee Increase*

C. O'Connell Landscape Service Fee Increase*

D. Landgraphics Tree Service Fee increase*

E. Animal Pest Management, Pest Control Service Fee Increase*

F. Commercial Pool Solutions Service Fee Increase

G. Tennis Instructor Turkey Shoot Tennis Doubles Tournament*

VII. UNFINISHED BUSINESS

A. Handicap member apparatus to access swimming pool request (see email)

B. Upcoming Meeting Dates & Times Reminder

C. Gym Equipment Update

D. Lucido Park Playground Equipment Update

VIII. COMMITTEE REPORTS

A. Architectural Review*

B. Landscape report*

C. Rancho Bernardo Community Counsel

D. Rancho Bernardo Planning Board Planning Board

E. Art Exhibit Extension

IX. MANAGER'S REPORT

X. NEXT OPEN MEETING DATE

A. Wednesday, December 10, 2025, at 5:30PM (November & December 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 - September 24, 2025*

III. EXECUTIVE BUSINESS

- A. Employee Matters
- B. Legal Matters

IV. ADJOURN BACK TO OPEN SESSION

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