

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS  
OPEN MEETING MINUTES OF THE BOARD OF DIRECTORS  
December 11, 2024**

**NOTICE** The Open Meeting of the Community Association of Bernardo Heights Board of Directors was held on Wednesday, December 11, 2024 at 16150 Bernardo Heights Parkway, San Diego, CA 92128.

**QUORUM** The board met quorum requirements with the following Directors in attendance:

**PRESENT** Directors Present:  
Nick Anastasopoulos, President  
Walt Mueller, Vice President  
Carole Graziano, Secretary  
Debbie Kurth, Treasurer  
Kevin Messer, Director  
Cynde Haas, Director  
Victoria Touchstone, Director

Others Present:  
Frank Squires, General Manager  
Eusebio Mendoza, O'Connell Landscape  
Kevin Ciurej, O'Connell Landscape  
Owners

**CALL TO ORDER** Nick Anastasopoulos, President called the meeting to order at 5:30PM

**LANDSCAPE REPORT** Eusebio Mendoza informed the board that he continues to work on submitting documentation to the City of San Diego Water District. This documentation is for the turf rebate program that is currently being offered.

**HOMEOWNERS FORUM** Homeowner forum discussion was moved to the Unfinished Business portion of the agenda.

**MINUTES** *1. October 23, 2024, Open Meeting Minutes*  
Motion was made and seconded to approve the October 23, 2024 Open Meeting Minutes with a correction to board members attendance.

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**FINANCIALS**

***1. September 30, 2024, Treasurer's Report & Income Statement***

After review, a motion was made and seconded to approve the September 30, 2024 Treasurer's Report as prepared by Debbie Kurth & Income Statement as prepared by PCM/Associa.

***2. October 31, 2024, Treasurer's Report & Income Statement***

After review, a motion was made and seconded to approve the October 31, 2024 Treasurer's Report as prepared by Debbie Kurth & Income Statement as prepared by PCM/Associa.

**NEW BUSINESS**

***1. Lucido Park Playground Mulch Maintenance***

After review, a motion was made and seconded to approve the O'Connell Landscape Proposal in the amount of \$3,250.00 for new mulch at the Lucido Park playground area.

***2. Clubhouse Furniture***

The board discussed purchasing new furniture for the clubhouse. After the discussion Mr. Anastopoulos informed the board that he would contact the Silvergate Community for new furniture ideas and concepts.

***3. Additional Clubhouse Flooring***

After review, a motion was made and seconded to approve the Sherwin Williams flooring proposal for the installation of new flooring under the billiard tables in the amount of \$4,178.00.

***4. Clubhouse Artwork***

The board discussed purchasing new artwork for the clubhouse. Motion was made and seconded to have Ms. Graziano oversee the artwork project.

***5. CABH Basketball Court Proposals.***

The board reviewed three proposals for a new basketball court. After review, a motion was made and seconded to approve the Brady Brown Construction proposal for a new basketball court in the amount of \$110,000.00.

***6. Basketball Court Lighting.***

After review, a motion was made and seconded to approve the G- Force Electric & Construction Co. proposal for the relocation of the existing basketball lighting fixture in the amount of \$1,748.00.

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***7. Pickleball Court 2 Conversion & Fencing***

After review, a motion was made and seconded to approve the CH Court Tech proposal for converting CABH Court 2 hybrid court into a pickleball only court in the amount of \$16,900.00. After review, a motion was made and seconded to approve the Allied Fence Co. proposal for fence installation in CABH Courts 1 & 2 in the amount of \$3,360.00.

**UNFINISHED BUSINESS** ***1. Mailchimp Communication Update.***

Mr. Squires informed the board that approximately 2,370 CABH residents have signed onto the Association's Mailchimp site.

***2. Homeowner's Forum Discussion on Lucido Park Dog Park***

During the homeowner's forum of the meeting, several owners expressed to the board their concerns and ideas regarding a potential dog park installation at Lucido Park. After discussion, Mr. Messer informed the board that he would work with Mr. Squires on the concept of a dog park at CABH.

***3. CABH Clean Up After Your Dog Signage***

Mr. Squires informed the board that dog signage has been ordered and he is coordinating with a CABH resident owner on the placement location of the signs.

***4. Canon Printer Lease Update & Legal Counsel Email***

The board reviewed a revised lease agreement from Mike Mandel with Canon Solutions America Inc. The lease is for 39 months in length. After review, the board advised Mr. Squires to inquire about obtaining a lease extension to the current Canon Lease Agreement.

The board then reviewed an email from CABH legal counsel, Tinnelly Law Group, regarding entering into lease agreements over 12 months in length. Tinnelly Law Group recommends a twelve-month lease that automatically renews with an option for cancellation upon 30 or 60 days' notice ahead of renewal date.

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***5. CABH Legal Counsel Policy Manual Review***

After review, a motion was made and seconded to approve legal counsel's revisions to the CABH Policy Manual. Once the revisions have been made, the edited Policy Manual will then be

posted on the CABH website to allow the owners 28 days to review the revisions as per procedure.

***6. Corporate Transparency Act Update***

The board reviewed an email from Mr. Anastopoulos and legal counsel regarding the Corporate Transparency Act. On December 3, 2024, a federal judge granted an injunction halting the enforcement of the Corporate Transparency Act.

**COMMITTEE REPORTS**    ***1. Architectural Committee***

The Architectural Committee met on October 14, 2024. At this meeting, eleven applications and two Notice of Completion were approved. The Architectural Committee met again on October 28, 2024. At this meeting, nine applications and one Notice of Completion were approved.

The Architectural Committee met on November 11, 2024. At this meeting, four applications and three Notice of Completion were approved. The Architectural Committee met again on November 25, 2024. At this meeting, seven applications and five Notice of Completion were approved.

After review, a motion was made and seconded to approve the Architectural Committee reports.

***2. Landscape Committee***

The Landscape Committee met on October 10, 2024. After review, a motion was made and seconded to approve the landscape committee report.

***3. Pickleball Tennis Committee Report***

The board reviewed a double's round robin tennis tournament flyer submitted by Brandon Sieh, tennis instructor for CABH. The flyer was regarding a tennis round robin tournament he wishes to be held at Lucido Park on February 1, 2025 for the CABH residents. There is a \$50.00 resident entry fee and a \$60.00 guest fee to compete in the tournament. After review, a motion was made and seconded to approve Barndon Sieh's tennis tournament.

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***4. Rancho Bernardo Community Counsel***

The board reviewed a Rancho Bernardo Community Counsel Report submitted by Kevin Messer.

***5. Rancho Bernardo Planning Board***

Nothing to report at this time.

**MANAGER REPORT**

Mr. Squires informed the board that the interior painting and flooring of the clubhouse is now complete. Mr. Squires next informed the board that the two deteriorated pergolas at Lucido Park have been replaced.

After review, a motion was made and seconded to approve the G-Force Electric & Construction Inc. proposal in the amount of \$2,390.00 for clubhouse parking lot light retrofitting, pool deck lighting repairs and the installation of an electrical outlet at court 3.

The board then reviewed an email from Mr. Anastasopoulos in regards to a legal symposium Tinnelly Law Group is hosting on January 10, 2025.

**CORRESPONDENCE**

***1. Resident Response to CABH Rules & Regulation Revisions***

The board reviewed an email from a CABH resident owner. In his email he stated why he is not in favor of the revision charging members' guest fees to play pickleball at CABH. The board then advised Mr. Squires to remove this revision from the Policy Manual.

***2. CABH Lucido Park Residents***

The board reviewed a letter written by Mr. Squires that he sent out to residents who live around the perimeter of Lucido Park. The letter informed them of the creation of a potential dog park in the area.

***3. CABH Election & Meeting Dates***

The board reviewed upcoming meeting dates.

**ANNOUNCEMENT**

The next meeting of the CABH Board of Directors will be held on Wednesday, January 8, 2025, at 6:30 PM.

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**EXECUTIVE SESSION  
SUMMARY**

The board met in Executive Session on October 23, 2024, and took the following actions on:

1. Contractual Matters
2. Staff Matters

**ADJOURNMENT**

The meeting moved to the Executive Session at 7:10 PM.  
Back into open session at 7:17 PM. The meeting adjourned.  
at 7:35 PM.

**MINUTES APPROVED BY**

\_\_\_\_\_  
Board Member

\_\_\_\_\_  
Date