COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS OPEN MEETING MINUTES OF THE BOARD OF DIRECTORS DECEMBER 10, 2025

NOTICE

The Open Meeting of the Community Association of Bernardo Heights Board of Directors was held on Wednesday, December 10, 2025, at 16150 Bernardo Heights Parkway, San Diego, CA 92128.

QUORUM

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

PRESENT

Directors Present:

Walt Mueller, Vice President
Debbie Kurth, Treasure
Kevin Messer vin Messer, Director
Victoria Touchstone, Director

Others Present:

Frank Squires, General Manager
Eusebio Mendoza, O'Connell Landscape

Absent was:

Nick Anastasopoulos, President
Carole Graziano, Secretary
Cynde Haas, Director
Kevin Ciurej, O'Connell Landscape

CALL TO ORDER

Walt Mueller, Vice President called the meeting to order at 5:30 PM.

LANDSCAPE REPORT

Mr. Mendoza Informed the board of the following landscape items:

- New landscaping flowers installed at the entryway of the clubhouse parking lot and at the outside of the main entrance of the clubhouse.
- Turf rebate program implementation at the corner of Bernardo Heights Parkway and Avandia Venusto
- Las Brisas Condos sub association landscape walk through was performed.

HOMEOWNERS FORUM

No homeowners were in attendance.

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MINUTES

1. October 22,2025 Open Meeting Minutes

After the minutes were reviewed, a motion was made and seconded to approve the October 22, 2025, Open Meeting Minutes

FINANCIALS

1. September 30, 2025, Treasurer's Report & Income Statement
October 31, 2025, Treasurer's Report & Income Statement

After the reports were reviewed, a motion was made and seconded to approve the September 30, 2025, and the October 31, 2025 Treasurer's Reports as prepared by Debbie Kurth & the Income Statements as prepared by PCM/Associa.

2. Sub-Associations Revised Calculation Assessments

Ms. Kurth reviewed with the board that the calculation used in preparing each of the sub associations monthly assessments was modified. The CABH budget now reflects a fifty percent allocation of the CABH water to slope maintenance in proportion to the sub associations. In the past, sixty percent was used. After reviewing, a motion was made and seconded to approve the modification to determine CABH sub associations monthly assessments.

NEW BUSINESS

1. Silvergate Volunteer Appreciation

The board reviewed a proposal from Silvergate HOA. After review, a motion was made and seconded to approve the Silvergate proposal in the amount of $1,375.00 for a volunteer appreciation dinner.

2. Social Committee Appreciation

The board reviewed a social committee luncheon, After discussion, a motion was made and seconded to approve a luncheon for The CABH Social Committee not to exceed $500.00.

3. Hats Off To Volunteers Recognition

The board reviewed who to honor at the 17th annual "Hats off to Volunteers' ceremony to be held on March 21, 2026, at the Rancho Bernardo High School. After the review, a motion was made and seconded to approve Carole Graziano to be honored at the ceremony.

UNFINISHED BUSINESS

1. Upcoming Meeting Dates Reminder

The board reviewed a memorandum from Mr. Squires reminding the board of upcoming meeting dates.

COMMITTEE REPORTS

1. Architectural Committee

The Architectural Committee met on October 13, 2025. At this meeting, seven applications were approved. The

Architectural Committee met again on October 27, 2025. At this meeting, four applications were approved. After review, a motion was made and seconded to approve the Architectural Committee report.

2. ***Landscape Committee***
   The Landscape Committee met on November 13, 2025. After review, a motion was made and seconded to approve the Landscape Committee Report.

3. ***Rancho Bernardo Community Counsel***
   Mr. Messer informed the board that Santa Claus will be at the Life Bridge Church on Saturday December 13, 2025, to have chocolate milk with attending children.

4. ***Rancho Bernardo Planning Board***
   Ms. Touchstone informed the board that residents who want to speak at future planning board meetings will be allowed one minute as opposed to ten minutes to speak.

5. ***Milk & Cookies with Santa Claus Event Update***
   Mr. Squires informed the board that the milk and cookies with Santa Claus event was very successful with a big turn out of parents and their children.

6. ***CABH Holiday Event***
   Mr. Squires reminded the board of the CABH annual holiday party to be held on December 13, 2025.

MANAGER'S REPORT

Mr. Squires informed the board of the following:

- Golden Eagle, the CABH courtesy patrol performed extra patrols at Lucido Park during the last week of October and found nothing out of the ordinary. The patrols were at no cost to CABH.
- A Vosker brand motion detection camera has been installed on top of the Lucido Park tennis courts fencing, aimed at the Lucido Park softball play area.
- A bounce house location and guidelines document has been posted on the Lucido Park Bulletin board. These guidelines are for members who wish to have a bounce house for an event at Lucido Park.
- Mr. Squires reviewed with the board a revised quote from SpectraTurf for the finished flooring playground equipment. After reviewing, a motion was made and seconded to approve the revised quote in the amount of $29,806.00 contingent upon having Mr. Squires negotiate a possible better quote.

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ANNOUNCEMENT	The next meeting of the CABH Board of Directors will be held on Wednesday, January 07, 2026, at 5:30 PM. This meeting combines the CABH sub-association presidents, open and executive meetings into one.
EXECUTIVE SESSION SUMMARY	The board met in Executive Session on October 22, 2025, and reviewed the following: 1. Contractual Matters
ADJOURNMENT	The meeting moved to the Executive Session at 6:10 PM. Back into open session at 6:20 PM.

MINUTES APPROVED BY

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Board Member Date