

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
OPEN MEETING MINUTES OF THE BOARD OF DIRECTORS
June 26, 2024**

NOTICE The Open Meeting of the Community Association of Bernardo Heights Board of Directors was held on Wednesday, June 26, 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
Debbie Kurth, Treasurer
Carole Graziano, Secretary
Cynde Haas, Director
Victoria Touchstone, Director
Kevin Messer, Director

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

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

LANDSCAPE REPORT Eusebio Mendoza informed the board that he is investigating other CABH common area turf removal locations. He also informed the board that effective July 1, 2024, the SoCal Water Smart Turf Rebate Program will increase by \$1.00 per square foot. Mr. Ciurej and Mr. Anastasopoulos then discussed with the board the installation of a dog park within Lucido Park where the existing baseball back stop is located. The board then had a general discussion on expanding the amenities at Lucido Park.

HOMEOWNER FORUM There were two (2) homeowners present. They discussed the status of View Pointe Park with the board.

MINUTES Motion: Debbie Kurth, Treasurer
Second: Nick Anastasopoulos, President
RESOLVED: To approve the minutes of the May 22, 2024, Open Meeting of the Members contingent upon making two corrections regarding the voting under UNFINISHED BUSINESS, Section 3 Cell Tower Agreement, Motion for Reconsideration.
Motion carried unanimously.

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FINANCIALS

April 30, 2024, Treasurer's Report & Income Statement

The board reviewed the April 30, 2024, Treasurer Report prepared by Debbie Kurth, and the April 30, 2024, Income Statement prepared by PCM/Associa.

Motion: Walt Mueller, Vice President

Second: Cynde Haas, Director

RESOLVED: To approve the April 30, 2024, Treasurer Report and the April 30, 2024, Income Statement.

Motion carried unanimously.

Delinquency Report

Ms. Kurth informed the board that there is one sub-association delinquent in monthly assessments. No action is needed at this point.

NEW BUSINESS

1. New Cell Tower Proposal Location

The board reviewed a proposed new AT&T cell tower location.

The location would be in the Lucido Park area.

Motion: Walt Mueller, Vice President

Second: Victoria Touchstone, Director

RESOLVED: Not to approve the proposed new AT&T cell tower location. And to write a letter to AT&T informing them that, currently, CABH is not interested in entertaining any proposal under any conditions for a cell tower installation at CABH.

Motion carried unanimously.

2. CABH Rules & Regulations Draft Revisions

The Board reviewed a CABH draft revision of the Association's Rules & Regulations. Ms. Graziano and Ms. Hass volunteered to review the draft revision.

3. Broken Sidewalk

The board discussed a broken section of sidewalk located in the sub-association of Tierra Del Sol. The board then reviewed an email written by Mr. Squires to a City of San Diego representative informing him of the sidewalk issue. At this time, there is no further action that needs to be taken.

4. CABH Summer Barbecue

Mr. Squires requested that the CABH amenities be closed during the summer barbecue event.

Motion: Kevin Messer, Director

Second: Carole Graziano

RESOLVED: To close CABH amenities from 11:00 AM until

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2:00 PM on the day of the summer barbecue event.
Motion carried unanimously.

UNFINISHED BUSINESS *1. Clubhouse Interior Remodel*

The board discussed the remodeling of the CABH clubhouse.
Motion: Nick Anastasopoulos, President
Second: Walt Mueller, Vice president
RESOLVED: To spend a maximum amount of \$60,000 for clubhouse renovations.
Motion carried unanimously.

2. Architectural Application Streamline Update

Ms. Graziano reviewed with the board the Architectural Committee zoom meeting held on June 19, 2024. The meeting centered on alternative means of having the Architectural Applications entered in the PCM/Associa Town Square Software program. The plan is to have each CABH sub-association enter their resident's architectural applications into the Town Square Software. The CABH Architectural Committee would then review the applications in the Software program at their convenience. Ms. Graziano informed the board she would use her own sub-association as a pilot to test the plan.

COMMITTEE REPORTS *1. Architectural Committee*

The Architectural Committee met on May 13, 2024. At the meeting, seven applications and four notices of completion were approved. The Architectural Committee met again on May 27, 2024. At the meeting on the 27th, six applications and two notices of completion were approved.
Motion: Debbie Kurth, Treasurer
Second: Cynde Haas, Director
RESOLVED: To approve the Architectural Committee reports.
Motion carried unanimously.

2. Landscape Committee

The Landscape Committee met on June 13, 2024
Motion: Carole Graziano, Secretary
Second: Victoria Touchstone, Director
RESOLVED: To approve the Landscape Committee report.
Motion carried unanimously.

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MANAGER REPORT

Mr. Squires informed the board of the following:

- View Pointe Park: Parking lot sealing and striping was completed, a new trash can was installed, benches are on order, signage installation in process.
- Upper Pool Maintenance: Commercial Pool Solutions applied mastic to the pool coping joints.
- Graffiti Removal: Villa Venusto sub-association management removed the graffiti on the retaining wall.
- Fitness Center Repairs: SD Fitness Co. repaired two True Treadmills by replacing the walking belts.
- Paver Step Repairs: Omega Pavers Inc. has completed the upgrade to the paver stairs adjacent to the main pool and at the clubhouse entry.
- Basketball Surface Repairs: Mr. Squires informed the board that the basketball court surface is in need of repairs. The board instructed Mr. Squires to have the in-house maintenance staff perform the repairs.

INFORMATIONAL ONLY

1. Gompers Neighborhood Park Amendment

For informational purposes, Mr. Anastasopoulos reviewed with the board a report from the Community Parks II Division. The report was addressed to *The Parks and Recreation Board* regarding approving a dog-off-leash-area (DOLA) in the Gompers Neighborhood Park.

ANNOUNCEMENT

The next meeting of the CABH Board of Directors will be held on Wednesday, August 28, 2024, at 5:30 PM.

ADJOURNMENT

The meeting moved to the Executive Session at 7:02 PM. Back into open session at 7:30 PM. The meeting adjourned. at 7:40 PM.

MINUTES APPROVED BY

Board Member

Date