

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS OPEN  
MEETING MINUTES OF THE BOARD OF DIRECTORS  
April 23, 2025**

**NOTICE**

The Open Meeting of the Community Association of Bernardo Heights Board of Directors was held on Wednesday, April 23, 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:

Nick Anastasopoulos, President  
Walt Mueller, Vice President  
Carole Graziano, Secretary  
Debbie Kurth, Treasurer  
Victoria Touchstone, Director  
Cynde Haas, Director

Others Present:

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

Absent was:

Kevin Messer, Director

**CALL TO ORDER**

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

**LANDSCAPE REPORT**

Eusebio Mendoza informed the board that O'Connell Landscape will be working around the Las Floras and Lucido Park locations this week. Ms. Graziano then asked if a different type of ground cover material could be used instead of the wood chips mulch that is currently being used as part of the turf rebate program. Mr. Mendoza responded by informing her that this is the required material to be used to qualify for the turf rebate program. The board then reviewed a proposal from O'Connell for the removal and disposal of the existing playground equipment, excluding the swing set, at Lucido Park. The proposal also included re-mulching the area once new playground equipment is installed. The board then inquired about a irrigation water comparison report from previous years.

**HOMEOWNERS FORUM    N/A**

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**MINUTES**

***1. March 26, 2025, Open Meeting Minutes***

After the minutes were reviewed, a motion was made and seconded to approve the March 26, 2025, Open Meeting Minutes

**FINANCIALS**

***1. February 28, 2025, Treasurer's Report & Income Statement***

After the reports were reviewed, a motion was made and seconded to approve February 28, 2025, Treasurer's Report as prepared by Debbie Kurth & the Income Statement as prepared by PCM/Associa.

**NEW BUSINESS**

***1. CABH Staff Training***

The board reviewed a proposal from A-B-CPR Inc. The proposal is for training the CABH staff in CPR and First Aid. After the proposal was reviewed, a motion was made and seconded to approve an amount of \$495.00 for up to eight (8) attendees with a charge of \$59.00 per person, if there are over eight in attendance.

***2. Aqua Aerobics***

Mr. Squires informed the board that the swim instructor, Lauren Schultz offers aqua aerobics as part of her services, and that she is willing to offer the classes to CABH members for a fee. The board instructed Mr. Squires to inform Ms. Schultz that CABH is requesting 20% of all proceeds she receives for aqua aerobics classes at CABH.

***3. Tennis/Pickleball Court Awnings***

The board reviewed a proposal from Above All Awnings for repairing/replacing the court awnings. After the proposal was reviewed, a motion was made and seconded to approve the Above All Awnings Inc. proposal in the amount of \$4,930.00 for replacing court awnings.

***4. Conference Table Chairs***

The board reviewed the prices of five (5) types of office chairs to match with the newly purchased conference table for the CABH clubhouse Mesa room. After the review, a motion was made and seconded to approve the purchase of eight (8) Flash Furniture Whitney chairs from Amazon in the amount of \$239.99 per chair.

**UNFINISHED BUSINESS**

***1. Lucido Park Playground Renovation***

Mr. Anastasopoulos informed the board that he is currently, working on proposals for replacing the playground equipment at Lucido Park.

***2. On Site Credit Card machine Update.***

Mr. Squires informed the board that the credit card machine

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for making on site financial transactions has been delivered to the PCM/Associa office. Mr. Aaronsen with PCM/Associa is scheduled to deliver it next week to the CABH clubhouse. He also informed the board that PCM/Associa will not absorb the cost of the machine as it is the property of CABH.

**3. Clubhouse Furniture Update**

Mr. Squires reviewed with the board a spreadsheet from West Elm Inc. The spreadsheet summarized the furniture that CABH purchased from them for the clubhouse. The delivery day for the furniture will be for some time between the dates of 08/26/25 and 09/9/25.

**4. Clubhouse Yoga Classes**

Mr. Squires informed the board that Behzad Bahadori, a member of the CABH community is able to provide a certificate of liability insurance naming CABH as additionally insured for conducting yoga classes at the clubhouse. The board then instructed Mr. Squires to move forward with implementing yoga classes at the clubhouse with Mr. Bahadori, contingent upon CABH receiving 20% of the proceeds from the classes.

**COMMITTEE REPORTS**

**1. Architectural Committee**

The Architectural Committee met on March 10, 2025. At this meeting, five applications were approved, and three notices of completion were approved. The Architectural Committee met again on March 24, 2025. At this meeting, one application was approved and one notice of completion was approved. After review, a motion was made and seconded to approve the Architectural Committee reports.

**2. Landscape Committee**

The Landscape Committee met on April 10, 2025. A motion was made and seconded to approve the Landscape Committee Report.

**3. Rancho Bernardo Community Counsel**

Nothing to report currently.

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***4. Rancho Bernardo Planning Board***

Nothing to report currently.

***5. Artwork Committee Update***

The board reviewed an email between Carole Graziano and Naomi Slesberg, Poway Adult School Instructor. In the email Ms. Slesberg thanked Ms. Graziano for the wonderful job she and the CABH Art Committee did in displaying Poway student artwork at the CABH clubhouse.

***6. Family Pickleball Social Event***

For informational purposes, the board reviewed a flyer from Brandon Seih, CABH Tennis Instructor. The flyer is for promoting a family pickleball event he is hosting.

***7. Raquet Sports & Swim Camp Event***

The board reviewed a flyer from Brandon Seih, CABH Tennis Instructor. The flyer is for promoting a racquet sports and swim camp hosted by Brandon Seih and Lauren Schultz, CABH Swim Instructor. The charge for members signing up for the camp is \$500 per member. The camp date is from July 7<sup>th</sup> through July 11<sup>th</sup>, 2025. The board instructed Mr. Squires to advise the camp instructors to move forward with the camp contingent upon CABH receiving 20% of the proceeds from the camp.

***8. Cinco – De – Mayo – Event***

For informational purposes, the board reviewed a flyer for the upcoming Cinco – De – Mayo – event hosted by the CABH Social Committee. The date of the event is May 2, 2025, from 5:30PM-7:30PM.

**MANAGER'S REPORT**

Mr. Squires reviewed with the board the following:

- Court fencing to be installed in the second week of May 2025.
- Basketball court concrete pad was poured on March 31, 2025.
- A homeless encampment located on the CABH common area was cleared by Bio-One Inc. at a cost of \$500.
- Toilets were replaced in the women's clubhouse hallway restroom along with the sink faucets in the women's clubhouse locker room.
- Tennis nets were replaced at courts 3 and 4.

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**ANNOUNCEMENT**      The next meeting of the CABH Board of Directors will be held on Wednesday, May 28, 2025, at 5:30 PM.

**EXECUTIVE SESSION SUMMARY**      The board met in Executive Session on March 26, 2025, and reviewed the following:

- 1. Employee matters
- 2. Resident member clubhouse event
- 3. Member Architectural Rules

**ADJOURNMENT**      The meeting moved to the Executive Session at 6:25 PM. Back into open session at 6:58 PM.

**MINUTES APPROVED BY**

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

\_\_\_\_\_  
Date