

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS OPEN  
MEETING MINUTES OF THE BOARD OF DIRECTORS  
OCTOBER 22, 2025**

- NOTICE** The Open Meeting of the Community Association of Bernardo Heights Board of Directors was held on Wednesday, October 22, 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
  - Debbie Kurth, Treasure
  - Carole Graziano, Secretary
  - Cynde Haas, Director
  - Kevin Messer, Director
  - Victoria Touchstone, Director
- Others Present:
- Frank Squires, General Manager
  - Eusebio Mendoza, O'Connell Landscape Owners
- Absent was:
- Walt Mueller, Vice President
  - Kevin Ciurej, O'Connell Landscape
- CALL TO ORDER** Nick Anastasopoulos, President called the meeting to order at 5:30 PM.
- LANDSCAPE REPORT** Mr. Mendoza Informed the board of the following landscape items:
- Landscaping on the Medians of Bernardo Heights Parkway has been pruned.
  - Groups 1 & 7 landscaping areas have been pruned.
  - The week of October 26, 2025, group 6 area will be pruned.
- HOMEOWNERS FORUM** Owner discussed Lucido Park with the board.

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**MINUTES**

***1. September 24, 2025 Open Meeting Minutes***

After the minutes were reviewed, a motion was made and seconded to approve the September 24, 2025, Open Meeting Minutes

**FINANCIALS**

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

After the reports were reviewed, a motion was made and seconded to approve the August 31, 2025, Treasurer's Report as prepared by Debbie Kurth & the Income Statement as prepared by PCM/Associa.

***2. Annual Budget Review & Approval***

Ms. Kurth reviewed with the board the CABH annual budget draft. After the draft budget was reviewed, a motion was made and seconded to approve the CABH annual budget draft with a 2.9 % increase over the CABH 2025 annual budget.

**NEW BUSINESS**

***1. SCT Reserve Study Review***

The board reviewed the SCT Reserve Consultants, Inc. reserve study. After the review, a motion was made and seconded to approve the SCT Study contingent upon revising the monthly reserve contribution from \$351,026 to \$178,680.

***2. CABH Rules & Use of Amenities Increase***

After the revised fee schedule for use of CABH amenities was reviewed, a motion was made & seconded to approve the new fee schedule.

***3. O'Connell Landscape Service Fee Increase***

After the O'Connell Landscape service fee increase was Reviewed, a motion was made & seconded to approve the 3.5% increase effective January 1, 2026.

***4. Landgraphics Tree Service Fee Increase***

After the Landgraphics service fee increase was Reviewed, a motion was made & seconded to approve a \$1,687.60 annual increase effective January 1, 2026.

***5. Animal Pest Management Service Fee Increase***

After the Animal Pest Management service fee increase was reviewed, a motion was made & seconded to approve the \$15.00 per month increase effective January 1, 2026.

***6. Commercial Pool Solutions Service Fee Increase***

After the Commercial Pool Solutions service fee increase was reviewed, a motion was made & seconded to approve the \$50.00 per month increase effective January 1, 2026.

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***7. Tennis Instructor Turkey Shoot Tournament***

After review, a motion was made and seconded to approve the turkey shoot tournament hosted by the CABH tennis instructor on the date of November 29, 2025, at Lucido Park.

**UNFINISHED BUSINESS**

***1. Handicap Member Request for Swimming Pool Apparatus***

The board reviewed an email from a member for handicap apparatus to be placed at the swimming pool to assist handicap residents to access the pool. The board advised Mr. Squires to obtain more information from the member regarding the matter.

***2. Upcoming Meeting Dates Reminder***

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

***3. Gym Equipment Update***

Mr. Squires informed the board that the new piece of Hoist gym equipment has been installed in the fitness center.

***4. Lucido Park Playground Equipment Update***

Mr. Squires informed the board that a contract has been executed with Recreation Brands of Southern California in the amount of \$75,794.60, for the installation of new playground equipment at Lucido Park.

**COMMITTEE REPORTS**

***1. Architectural Committee***

The Architectural Committee met on September 8, 2025. At this meeting, three applications were approved. The Architectural Committee met again on September 22, 2025. At this meeting, two 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 October 9, 2025. After review, a motion was made and seconded to Approve the Landscape Committee Report.

***3. Rancho Bernardo Community Counsel***

Mr. Messer gave a brief report regarding the community counsel.

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

Ms. Touchstone gave a brief report on the planning board.

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**5. *Art Exhibit Extension***

Ms. Graziano reviewed with the board extending the current art exhibit until January 2026. After the review, a motion was made and seconded to approve the extension of the art exhibit until January of 2026.

**MANAGER'S REPORT**

Mr. Squires informed the board that the Oktoberfest event hosted by the future social committee was a huge success. The attendees complimented the committee on how well it was planned.

**ANNOUNCEMENT**

The next meeting of the CABH Board of Directors will be held on Wednesday, December 10, 2025, at 5:30 PM. This meeting combines November & December's meeting into one.

**EXECUTIVE SESSION  
SUMMARY**

The board met in Executive Session on September 24, 2025, and reviewed the following:

1. Contractual Matters
2. Architectural Matters
3. Legal Matters
4. Violation Matters

**ADJOURNMENT**

The meeting moved to the Executive Session at 6:45 PM. Back into open session at 7:10 PM.

**MINUTES APPROVED BY**

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

\_\_\_\_\_  
Date