COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS
OPEN MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY OCTOBER 28, 2026, AT 6:00 PM
AGENDA

Community Association of Bernardo Heights Community Center 16150 Bernardo Heights Parkway, San Diego, CA 92128

I. CALL TO ORDER — OPEN MEETING

II. LANDSCAPERS REPORT-

III. HOMEOWNER FORUM

Homeowner forum is an opportunity for members to address the Board directly. Depending upon the length of the business agenda, the Board may assign time limits for each homeowner (3-5 minutes suggested).
The Board is not obligated to provide a response to the homeowners at that time but may take the information under advisement and add to future agendas for any decisions if need be.

IV. MINUTES

A. Open Meeting Minutes – September 23, 2026*

V. FINANCIALS

A. August 31, 2026, Treasurers' Report & Income Statement*
B. Annual Budget Review & Approval*
C. SCT Reserve Study Review*

VI. NEW BUSINESS

A. Eusebio Mendoza Family Donation
B. Brady Brown Pickleball Court Resurface Proposal
C. Member to Discuss Women's Locker-room & Gym Area.
D. Member to Discuss Water Aerobics
E. Member to Discuss Policies
F. Heating of Upper Pool Discussion
G. Addendum to PCM Management Agreement
H. O'Connell Landscape Fee Increase
I. Labarre Oksnee Insurance Renewal Increase
J. Commercial Pool Solutions Pool Service Agreement Increase
J. Edco Refuse Waste Increase

VII. UNFINISHED BUSINESS

A. Upcoming Meeting Dates

VIII. COMMITTEE REPORTS

A. Architectural Review*
B. Landscape Report
   1.September 10, 2026, Minutes*
C. Rancho Bernardo Community Counsel
D. Rancho Bernardo Planning Board Planning Board
E. Social Committee Event updates
   1.Oktoberfest, October 23, 2026, 5:30pm-7:30pm Follow up
   2.Trick or Treat Costume Event (10/30/2026)

IX. MANAGER'S REPORT

A. CABH Fitness Center Treadmill Replacement

X. NEXT OPEN MEETING DATE

A. Wednesday, December 9, 2026, at 6:00PM (November & December meetings combined)

XI. ADJOURN TO EXECUTIVE

EXECUTIVE MEETING — Following the General Meeting

I. CALL TO ORDER — EXECUTIVE MEETING

Pursuant to Civil Code Section 4935 (a), an Executive Session Meeting may be held prior or following General Session Meeting to consider any of the following: litigation, matters relating to formation of contracts with 3rd parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments, as specified in Section 5665. **This is a closed session meeting and is not open to owners unless specifically agreed to by the Board per Civil Code Section 4925(a).**

II. EXECUTIVE MINUTES

A. Executive Session Minutes – September 23, 2026*

III. EXECUTIVE BUSINESS

A. Personal
B. Member's Matters
C. Contractual
D. Legal
E. Neighborhood Matters

IV. ADJOURN BACK TO OPEN SESSION

*Agenda items with * are for possible board vote or action.*