

**COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS  
MEETING OF THE BOARD OF DIRECTORS  
January 10, 2024**

NOTICE                   The General Session meeting of the Community Association of Bernardo Heights Board of Directors was held on Wednesday, January 10, 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  
                                 Rob Knudsen, Secretary  
                                 Cynde Haas, Director  
                                 Victoria Touchstone, Director  
                                 Carole Graziano, Director

OTHERS PRESENT:       Frank Squires, Manager

CALL TO ORDER         Nick Anastasopoulos, President called the business portion of the meeting to order at 6:20 PM.

LANDSCAPE REPORT     O’Connell Landscape representative not present due to date of Meeting. Vicky Touchstone brought up some landscape items that she would like addressed. Mr. Anastasopoulos instructed Mr. Squires to follow this up with O’Connell Landscape to address these items.

HOMEOWNER FORUM     There were no owners present.

MINUTES                 Motion: Debbie Kurth, Treasurer  
                                 Second: Rob Knudsen, Secretary  
                                 RESOLVED: With two corrections to the minutes, to approve the regular minutes from the December 23,2023 meeting.

FINANCIALS             December 21,2023 Financials Pending  
                                 The board reviewed courtesy notices issued to five sub associations or being delinquent on their monthly assessments.

NEW BUSINESS:         Annual Meeting Update- Inspectors of Election  
                                 Motion: Nick Anastasopoulos President  
                                 Second: Rob Knudsen, Secretary  
                                 RESOLVED: appoint Shem Clow as The Inspector of Election for the 2024 Annual Meeting ballot count.

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OLD BUSINESS                      Basketball Court Renovation – On hold  
Upper Pool Permit Update- Pending

DISCUSSION:                      Nothing to report

COMMITTEE REPORTS:

Architectural Committee                      The Architectural Committee met on December 11, 2023. Five applications and one notices of completion were approved.  
Motion: Debbie Kurth, Treasurer  
Second: Walt Mueller, Vice President  
RESOLVED: to approve the Architectural Committee reports.  
Motion carried unanimously.

Landscape Committee                      The Landscape Committee met on December 14, 2023.  
Motion: Debbie Kurth, Treasurer  
Second: Walt Mueller, Vice President  
RESOLVED: to accept the Landscape Committee report.  
Motion carried unanimously.

MANAGEMENT REPORT                      Mr. Squires reported he received an email from a owner who lives at Parview Estates. She informed management of alleged trespassing that is taking place on the hillside out side of her residence. The board reviewed her email and advised Mr. Squires to notify the Ranch Bernardo High Scholl of the possibility of students trespassing on the hill and to have our maintenance technician keep an eye on the hill side as time permits. The board then discussed installing No Trespassing Signs on the hillside. No action to be taken on this yet.

Irrigation Back Flow Device Repairs  
Motion: Nick Anastasopoulos President  
Second: Rob Knudsen, Secretary  
RESOLVED: to approved Pacific Backflow estimate in the amount range of, \$6,730.00 and \$15,625.00

ANNOUNCEMENT                      The next meeting of the CABH Board of Directors will be on Tuesday, February 13, 2024, at 5:30 PM.

ADJOURNMENT                      The meeting adjourned at 7:05 PM to executive session.

Approved by: \_\_\_\_\_

**MINUTES  
COMMUNITY ASSOCIATION OF BERNARDO HEIGHTS  
PRESIDENTS FORUM MEETING OF THE BOARD OF DIRECTORS  
JANUARY 10, 2024**

The Presidents Forum meeting of the Community Association of Bernardo Heights Board of Directors was held on January 10, 2024, at 16150 Bernardo Heights Parkway, San Diego CA 92128. The Board met quorum requirements with the following Directors in attendance:

**PRESENT**

Directors Present:

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

Others Present:

Frank Squires, Manager  
Jim Leaverton, Bernardo Heights II Sub Association President  
Bryce Baumgart, President Ladera Bernardo  
Chistine Gee, owner Villa Ladera  
Diane Lerner, Chateau Bernardo

**CALL TO ORDER**

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

**INTRODUCTION OF CANDIDATES**

Mr. Anastasopoulos introduced to the members, candidates that were running for the four open positions for The Community Association of Bernardo Heights Board of Directors. All are incumbent members as follows:

Nick Anastasopoulos  
Cynthia Haas  
Carole Graziano  
Walt Mueller

There was a question-and-answer session that followed the introduction.

**DISCUSSION**

Mr. Anastasopoulos then discussed the following with the members of the meeting.

1. Introduced new General Manager, Frank Squires.
2. AT&T Land Lease Update - Ms. Hass informed the meeting members that she has not heard back yet from AT&T regarding the land lease.
3. Solar Panel Installation Update - Mr. Anastasopoulos reviewed with the members the proposed solar panel installation proposed cost. The adjusted cost is approximately upwards of \$400,000. He then reported that he is waiting for a response from the Associations' legal counsel and CPA firm of any tax breaks

there has not been a response.

4. Viewpoint Park Update - Mr. Anastasopoulos informed the members the preliminary plans for the renovation of the park has been tuned over to O'Connell Landscape for review.

**OPEN DISCUSSION**

Mr. Anastasopoulos next opened the meeting for discussion.

Several owners requested the following:

Expanding the number of allowed on the pickleball courts from 3 to 4.

Renovation of tennis courts to pickleball courts.

Dedicated tennis court for the tennis instructor.

Mr. Anastasopoulos informed the owners these matters should be discussed at an open meeting of the members. He then advised them to contact the onsite office to have these items included on the agenda of the next open meeting of the members.

**ADJOURNMENT**

Meeting was adjourned at 6:20 PM. to Open Session Meeting.

**APPROVAL**

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

\_\_\_\_\_  
Date