

BERNARDO SANTA FE HOMEOWNERS' ASSOCIATION

C/o Association Management Group
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BOARD OF DIRECTORS MEETING • GENERAL SESSION TUESDAY • MARCH 23, 2010 • 11:30 A.M.

AT THE ESCONDIDO CITY LIBRARY
239 S. KALMIA STREET, ESCONDIDO

MINUTES

- NOTICE OF MEETING:** Notice of meeting and an agenda for the General Session meeting of the Board of Directors for the Bernardo Santa Fe Homeowners' Association was posted on the community association bulletin board at least four days prior to the meeting held on Tuesday, March 23, 2010 at 11:30 a.m., at the Escondido City Library located at 239 S. Kalmia Street in Escondido, California.
- ATTENDEES:** Jerry Buck, Ed Lehman Ron Hubbard, Dan Conner and Michael Sabo were in attendance.
- Sandy Cheng of Association Management Group represented Management.
- There was one (1) homeowner in attendance (from Montclair HOA).
- CALL TO ORDER:** Dan Conner officially called the meeting to order at 11:30 a.m.
- EXECUTIVE SESSION REPORT:** Sandy Cheng gave the Executive Session meeting report indicating the Board met in Executive Session prior to the General Session and approved the minutes from the last Executive Session and authorized collections on delinquent assessments.
- COMMITTEE REPORTS:** There were no committee reports given.
- PROPERTY MANAGEMENT REPORT:** Community Manager, Sandy Cheng, previously provided the Board of Directors with a comprehensive written property management report for their review and consideration. There was general discussion on many of the items recorded, during which the following actions were taken during the meeting:
- Approval of Minutes:** Upon a motion duly made by Ron Hubbard and seconded by Dan Conner, the Board of Directors voted four to one with Ed Lehman abstaining, to approve the January 26, 2010 General Session Meeting minutes, as submitted.

Approval of Financial Statements: Upon a motion duly made by Ed Lehman and seconded by Dan Conner, the Board of Directors voted unanimously to approve the January and February 2010 financial statements, including the review of bank statement, journal entries and account reconciliations, as submitted, pending CPA review.

Delinquent Assessments: Upon a motion duly made by Ed Lehman and seconded by Dan Conner, the Board of Directors voted unanimously to file a Lien on account 334502 in accordance with the Association's collection policy.

Small Claims Court: Upon a motion duly made by Ron Hubbard and seconded by Dan Conner, the Board of Directors voted unanimously to authorize management to file a Small Claims Court case and have Earl Feuer attend on behalf of the Bernardo Santa Fe Homeowners Association.

Architectural Request (Perry): Upon a motion duly made by Michael Sabo and seconded by Ron Hubbard, the Board of Directors voted unanimously to approve the architectural change application from Perry of 102 Camino Bailen to build two patio covers in the backyard.

Architectural Request (Key): Upon a motion duly made by Ed Lehman and seconded by Ron Hubbard, the Board of Directors voted unanimously to approve the architectural change application from Perry of 309 Camino Del Postigo to build two patio covers in the backyard.

Tree Removal: Upon a motion duly made by Ron Hubbard and seconded by Michael Sabo, the Board of Directors voted unanimously to authorize ResCom to remove the selected three trees at the end of Via Ribera.

Skateboarding Signs: Dan Conner presented a letter from Les Gillis from Montclair HOA to ask Bernardo Santa Fe to consider installing a sign at the east entry gate that prohibits skateboarding, rollerblading and scooter riding.

Bid for Sign: Upon a motion duly made by Ed Lehman and seconded by Michael Sabo, the Board of Directors voted unanimously to authorize management to get a quote for a sign that says, "No Skateboarding, No Scooter Riding and No Rollerblading."

**HOMEOWNER
DISCUSSION:**

A homeowner from 3229 Avenida Magoria (from Montclair HOA). The Board listened to this homeowners questions about stucco damage at the entry and a question about the electrical box by his house and if it's his responsibility to paint the box. As a courtesy, the Board asked management to contact SDG&E to see if the electrical

box could be painted by the homeowner and if so, what color. Management will email the information to the homeowner.

DATE OF THE
NEXT MEETING:

The next meeting of the Board of Directors will be held on May 25, 2010 at 11:00 am at the Escondido City Library, 239 S. Kalmia Street, Escondido California.

ADJOURNMENT:

There being no further business to come before this Board of Directors, the meeting was officially adjourned at 12:40 p.m.

ATTEST:

SIGNATURE:

DATE: