

BERNARDO SANTA FE HOMEOWNERS' ASSOCIATION

C/o Association Management Group
Tel: (760) 931-4180 Fax: (760) 931-4188

2131 Las Palmas Drive, Suite A, Carlsbad, CA 92011-1524
Email: amg@sdamg.net

BOARD OF DIRECTORS MEETING • GENERAL SESSION TUESDAY • NOVEMBER 27, 2012 • 2:45 P.M.

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

MINUTES

Approved

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, November 27, 2012 at 2:45 p.m., at the Escondido City Library, 239 S. Kalmia Street in Escondido, California.

ATTENDEES: Dan Conner, Bill Key, Jerry Buck, Jerry Potts were in attendance.
Vanessa Beebe of Association Management Group represented Management.

CALL TO ORDER: Dan Conner officially called the meeting to order at 2:45 p.m.

EXECUTIVE SESSION MEETING REPORT: The Board met in Executive Session prior the General Session meeting and approved the July 24, 2012 Executive Session meeting minutes and also discussed a delinquent homeowner's account.

HOMEOWNER DISCUSSION: There were three (3) homeowners in attendance.

3275 Camino Vallareal: The Steven's attended the Board meeting to speak to the Board about the political signs and vendor signs that have been placed in homeowner's yards. The Steven's wanted the Board to know that the signs do not comply with the CC&R's and they would like the rule to be enforced to everyone in the community. The Steven's also presented a request to have the African Sumac trees on the slope behind their home evaluated by the arborist. They believe they are too many, causing over crowding and that some should be removed.

PROPERTY MANAGEMENT REPORT: Community Manager, Vanessa Beebe, 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 Jerry Potts and seconded by Bill Key, the Board of Directors unanimously voted to

MINUTES

Page 2 of 3

approve the July 24, 2012 General Session Meeting minutes and the September 25, 2012 Organizational meeting minutes, as submitted.

Approval of Financial Statements: Upon a motion duly made by Jerry Potts and seconded by Bill Key, the Board of Directors voted unanimously to approve the July through October 2012 financial statements, including the review of bank statement, journal entries and account reconciliations, as submitted, pending CPA review.

Intent to Lien: Upon a motion duly made by Jerry Potts and seconded by Jerry Buck, the Board of Directors voted unanimously to authorize intent to lien on account 00293-04.

SCT Reserve Study: Upon a motion duly made by Jerry Potts and seconded by Jerry Buck, the Board of Directors memorialize the Board's prior approval of the 2013 reserve study as prepared and authorizes Management to distribute the summary report to the members as required by law.

2013 Budget: Upon a motion duly made by Jerry Potts and seconded by Jerry Buck, the Board of Directors authorized amending the 2013 budget to reduce the assessment rate of \$190 to \$180, effective January 1, 2013 and to mail notice to the homeowner's.

Architectural Request: Upon a motion duly made by Jerry Potts and seconded by Jerry Buck, the Board of Directors also approved the architectural applications submitted by 3376 and 3369 Camino Marzagan, to install solar panels on the roofs.

Coyote Presentation: The Board discussed hosting a presentation to the members of the community to inform residents how to live with wild life. There was discussion about not enough homeowner's interested in attending. The Board also discussed getting a web link to share videos and information. Jerry Potts will obtain more information to review at the next Board meeting.

Landscape Extras at the Del Lago Gate: Upon a motion duly made by Jerry Potts and seconded by Dan Conner, the Board of Directors unanimously voted to approve ResCom's proposal to install Day Lilies at the Del Lago gate for a total of \$571.

3325 Camino Marzagan (common area): Upon a motion duly made by Jerry Potts and seconded by Dan Conner, the Board of Directors also approved ResCom's proposal to remove the remaining ground cover and to plant Abelias in the common area, to the side of the home for a total of \$346.

Del Lago Stucco Wall: Upon a motion duly made by Jerry Potts and seconded by Bill Key, the Board of Directors also approved ResCom's proposal to plant Creeping Fig vines along the upper, stucco wall on Del Lago that is owned by the homeowner's for a total of \$1,041.

MINUTES

Page 3 of 3

Meter Pedestal: Upon a motion duly made by Jerry Potts and seconded by Jerry Buck, the Board of Directors also approved ResCom's proposal to paint two meter pedestals located on Avenida Magoria and Camino Bailen for a total of \$493.

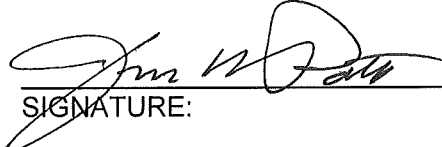
DATE OF THE
NEXT MEETING:

The next meeting of the Board of Directors will be held on January 22, 2013 at the Escondido Library, 239 S. Kalmia St., Escondido

ADJOURNMENT:

There being no further business to come before this Board of Directors, the meeting was officially adjourned at 4 p.m.

ATTEST:


SIGNATURE: _____

1-22-2013
DATE: