

BERNARDO SANTA FE HOMEOWNERS' ASSOCIATION

C/o Association Management Group
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BOARD OF DIRECTORS MEETING • GENERAL SESSION TUESDAY • JANUARY 25, 2011 • 11:30 A.M.

AT THE ESCONDIDO CITY LIBRARY PATIO
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, January 25, 2011 at 11:30 a.m., at the Escondido City Library patio located at 239 S. Kalmia Street in Escondido, California.
- ATTENDEES:** Ed Lehman, Jerry Buck, Jerry Potts and Bill Key were in attendance. Dan Conner was unable to attend.
- Sandy Cheng of Association Management Group represented Management.
- There were two (2) homeowners in attendance.
- CALL TO ORDER:** Jerry Buck officially called the meeting to order at 11:30 a.m.
- EXECUTIVE SESSION
MEETING REPORT:** The Board met in Executive Session prior to the General Session meeting and approved the minutes from the November Executive Session. In addition, the Board approved taking a delinquent homeowner back to Court for the homeowner has not submitted any payments since the Small Claims Court judgment was obtained. The Board reviewed a payment plan request and countered with a 50% down payment and pay off the remaining balance within 12 months.
- HOMEOWNER
DISCUSSION:** The two homeowners in attendance had an opportunity address the Board with questions and comments. The questions include, but were not limited to, the following:
- Sandy Eischen from 3342 Camino Vallareal** was in attendance and offered some suggestions for landscaping guidelines.

**PROPERTY
MANAGEMENT
REPORT:**

Community Manager, Sandy Stites, 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 voted three to one, with Ed Lehman abstaining, to approve November 23, 2010 General Session Meeting minutes, with suggested changes made at the meeting.

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

Reserve Study: Upon a motion duly made by Ed Lehman and seconded by Jerry Buck, the Board of Directors voted unanimously to approve the Level III reserve study report for 2011 prepared by Mike Graves of SCT Reserves as presented.

Architectural Request: The Board met with Gary Hoyer from 3319 Camino Marzagan who submitted an architectural application to convert the lawn area in front of his home with drought tolerant landscape in a planter bed with rocks. There was discussion between Gary Hoyer and the Board regarding what is acceptable and at what scale. The Board expressed their understanding for conserving water and the need for change; however, the Board feels the proposed rock bed is excessive and needs to be modified. Mr. Hoyer presented a new plan at the meeting only converting half the lawn. The Board will present this new information to the architectural committee for further consideration.

Mr. Hoyer stated he has seen a few other homes in the community with similar landscape. Bill Key asked him to submit a few photographs of the landscape of these houses for committee reference. Mr. Hoyer said he would be glad to. There was discussion about clarifying the quantity of rocks allowed in the existing landscape guidelines and perhaps includes a ratio of lawn to rocks. Mr. Hoyer agreed the guidelines need to be specific and hopes the Board and committee will approve his new plan to convert only half the lawn and use his case as an example for the rest of the community for drought tolerant landscaping. The Board said the information will be forwarded to the architectural committee and management will be in contact with a decision.

Landscape Guidelines: There was extensive discussion among the Board after reviewing the landscape guidelines. The landscape committee members and the architectural committee members will meet to review the existing guidelines and offer further suggestions at the next meeting.

Newsletter: Upon a motion duly made by Ed Lehman and seconded by Jerry Potts, the Board of Directors voted unanimously to approve the January/February newsletter for mailout to the members with changes suggested at the meeting.

Gate Sign on Camino Vallareal: Upon a motion duly made by Jerry Potts and seconded by Ed Lehman, the Board voted unanimously to revise the sign design from "Entry Gate" to "Gate". The sign should match the existing street sign in bronze and colors for a total of \$140 to make the sign and to install the sign on Camino Vallareal.

Gate Remotes: Upon a motion duly made by Ed Lehman and seconded by Jerry Potts, the Board of Directors voted unanimously to authorize Association Management Group to take over the sale of the gate remotes from Access Professional Systems and to sell the remotes at \$50 per remote and charge the homeowners for Certified Mail costs as needed.

DATE OF THE
NEXT MEETING:

The next meeting of the Board of Directors will be held on March 22, 2011 at 11:30 am location to be determined.

ADJOURNMENT:

There being no further business to come before this Board of Directors, the meeting was officially adjourned at 12:55 p.m.

ATTEST:

SIGNATURE:

DATE: