

# BERNARDO SANTA FE HOMEOWNERS' ASSOCIATION

C/o Association Management Group  
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## BOARD OF DIRECTORS MEETING • GENERAL SESSION TUESDAY • MARCH 22, 2011 • 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, March 22, 2011 at 2:45 p.m., at the Escondido City Library located at 239 S. Kalmia Street in Escondido, California.
- ATTENDEES:** Dan Conner, Ed Lehman, Jerry Buck, Jerry Potts and Bill Key were in attendance.
- Sandy Stites of Association Management Group represented Management.
- There were three (3) homeowners in attendance.
- 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 to the General Session meeting and approved the minutes from the January Executive Session and reviewed the three delinquent accounts on the delinquent assessment reports from February. No Board action was required. In addition, the Board reviewed two hearings to show cause; however, since the meeting time was changed at the last minute, the homeowners were not notified, so no fines were levied.
- SPECIAL PRESENTATION:** Charles Denton from Access Professional Systems attended the board meeting to talk to the Board about a new gate track system APS is proposing to solve the problem of the existing gate bouncing back and forth against the rollers and scratching the newly powder coated paint off the gate. The Board shared some concern about APS not proposing this action last year when the Board approved APS to install new hardware on the gate and re-powdercoat the gate. A lot of money was spent for a solution proposed by APS that did not solve the problem. Charles understood the Board's concern and agreed to warrantee the parts and labor for this hanging gate track system he's proposing to install for one year instead of 90 days.

Charles stated APS will assume the cost re-powder coat both gates and the new part to be installed and the Association will only have to pay for the labor. The board agreed to pay for the labor since APS agreed to guarantee the work for one year. Management thanked Charles for attending the meeting.

**HOMEOWNER  
DISCUSSION:**

The three homeowners in attendance had an opportunity address the Board with questions and comments. The questions include, but were not limited to, the following:

There was discussion about the Homeowner Directory and sponsorship for printing the new homeowner welcome books.

There was discussion about children skateboarding and playing ball on the streets.

There was also discussion about parking.

**COMMITTEE REPORTS:**

**Architectural Committee:** Chairperson, Ed Lehman and committee member Dan Conner announced Sandy Eischen from 3345 Camino Vallareal was interested in becoming part of the committee.

**Committee Appointment:** Upon a motion duly made by Ed Lehman and seconded by Bill Key, the Board of Directors voted unanimously to appoint Sandy Eischen as a member of the architectural committee.

**Welcoming Committee:** Chairperson Jolind Eckstein reported she has been working with Rita Sabo in updating the directory and the welcome handbook for Bernardo Santa Fe. Jolind welcomed a few new homeowners to the community and they all seem very nice.

**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 Ed Lehman and seconded by Jerry Potts, the Board of Directors voted unanimously to approve the January 25, 2011 General Session Meeting minutes, as presented.

**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 2011 financial

statements, including the review of bank statement, journal entries and account reconciliations, as submitted, pending CPA review.

**Year End Financial and Taxes:** Upon a motion duly made by Ed Lehman and seconded by Dan Conner, the Board of Directors voted unanimously to approve the year end financial report for 2010 prepared by Charles Frisbey, CPA, and authorizes AMG to mail the report to the members.

**Architectural Request:** Gary Hoyer from 3319 Camino Marzagan was again invited to the Board meeting to talk with the architectural committee and Board regarding his plans to re-landscape the front and side yard. Gary revised his plans as a result of the January meeting hoping the Board and committee will be more in favor of the new design. Ed Lehman, as the architectural committee chair, opposed the new design and stated the homeowner needs to plant green groundcover in the areas where the homeowner is planning to install just mulch or rocks. Gary responded he is open to planting more green groundcover and plants with more foliage that are drought tolerant to please the board and committee. Gary's goal is to eliminate the lawn to save water and he hopes the Board and committee can work with him by authorizing him to start the work and he'll work with the Board along the way to modify the plans if needed.

Some Board members were in favor of the idea of working together to modify the plan as needed as the project moves along; however some of the Board members were not in favor of this idea. Dan Conner suggested Mr. Hoyer submit another rendering of the proposed plan along with dimensions and measurements and incorporate more green low growing groundcover.

Mr. Hoyer agreed to revised his plan and submit another rendering as requested; however, he also suggested the Board approve half of the areas as an example before voting on the rest of the proposed plan. This way the Board will be able to see the plan actualizing and it may be easier for the Board to decide then. The Board was not in favor of this idea.

**Landscape Guidelines:** The landscape guidelines were presented at the meeting as requested by Dan Conner; however, the Board felt they didn't have enough time to go through each guideline and this should be talked about at the next meeting.

Jerry Potts reviewed the new laws presented by AMG and emphasized the importance for all committees to take meeting minutes when they meet, especially the architectural committee.

**Committee Minutes:** Upon a motion duly made by Jerry Potts and seconded by Dan Conner, the Board of Directors voted unanimously to require all committees turn in meeting minutes after each meeting.

**Directory Update:** Michael and Rita Sabo proposed updating the gate directory and homeowner welcome book. Management was advised that this project is being worked on by the welcoming committee and Rita Sabo and the cost for mailout will be submitted to management for reimbursement afterward.

**Del Lago Gate:** Upon a motion duly made by Jerry Potts and seconded by Ed Lehman, the Board voted unanimously to approve the proposal submitted by APS to replace the current gate track system with a hanging gate track system and only pay for the cost of labor of \$908 with the condition APS extend the warranty on parts and labor to one year.

DATE OF THE  
NEXT MEETING:

The next meeting of the Board of Directors will be held on May 24, 2011 at 2:45 pm at the Escondido Library.

ADJOURNMENT:

There being no further business to come before this Board of Directors, the meeting was officially adjourned at 3:40 p.m.

ATTEST:

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SIGNATURE:

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DATE: