

BERNARDO SANTA FE HOMEOWNERS' ASSOCIATION

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BOARD OF DIRECTORS MEETING • GENERAL SESSION

THURSDAY • MARCH 23, 2017 • 5:00 P.M.

AT OAKMONT OF ESCONDIDO HILLS
3012 BEAR PARKWAY SOUTH, 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 Thursday, March 23, 2017 at 5:00 p.m., at Oakmont of Escondido Hills, 3012 Bear Parkway South, Escondido.

ATTENDEES: Dan Conner, Ed Perry, Sandy Eischen and Jerry Potts were all in attendance.

Arien Tujague of Association Management Group represented Management.

There was one (1) homeowner in attendance.

Edward Goodwin of 318 Camino Tablero

CALL TO ORDER: Dan Conner officially called the meeting to order at 4:50 p.m.

EXECUTIVE SESSION MEETING REPORT: Arien Tujague gave the Executive Session meeting report, indicating the board met in Executive Session prior to the General Session and took the following actions: approved minutes of the January 26, 2017 Executive Session meeting, reviewed delinquent assessments and reviewed the log of outstanding rules violations.

HOMEOWNER FORUM: There was one homeowner in attendance who had an opportunity to speak with the Board.

Edward Goodwin, 318 Camino Tablero, brought up his concerns about the pine tree behind his home which is planted on the common area slope. Mr. Goodwin is concerned that, due to the recent rains and winds, the tree may fall on his home. Though the landscapers have assessed the tree and deemed it healthy, Mr. Goodwin requested that the Board remove or prune the pine trees behind his home for his family's peace of mind. The Board informed Mr. Goodwin that he would receive a formal response with their decision.

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**MANAGEMENT
REPORT:**

Community Manager, Arien Tujague, previously provided the Board of Directors with a comprehensive written property management report for their review and comment. There was general discussion on many of the items recorded, during which the following actions were taken.

Approval of Minutes: Upon a motion duly made by Ed Perry and seconded by Dan Conner, the Board of Directors voted unanimously to approve the January 26, 2017 General Session minutes, as submitted.

Approval of Financial Statement: Upon a motion duly made by Jerry Potts and seconded by Sandy Eischen, the Board of Directors voted unanimously to approve the January and February 2017 financial statements, including the review of bank statement and account reconciliations and journal entries, as submitted, pending CPA review.

Reserve Investment Recommendation: Upon a motion duly made by Sandy Eischen and seconded by Dan Conner, the Board of Directors voted unanimously to approve the reserve recommendation, as presented.

2016 Year End: Upon a motion duly made by Ed Perry and seconded by Jerry Potts, the Board of Directors voted unanimously to approve the 2016 year end financial statement, as prepared, with authorization to mail to the members.

Architectural Requests: The Board reviewed a revised architectural request submitted by Salvador Cervantes of 3378 Avenida Magoria. Previously, Mr. Cervantes requested approval to put artificial turf in the semi-circle in front of his driveway, which was approved by the committee. Subsequently, he changed direction and resubmitted to install decorative rocks in this semi-circle. Upon a motion duly made by Jerry Potts and seconded by Sandy Eischen, the Board of Directors voted unanimously to approve the revised application, as submitted.

Homeowner Requests: Goodwin, 318 Camino Tablero, As referenced in homeowner forum and in prior correspondence, the Board reviewed a request for removal and/or pruning of two pine trees located behind 318 Camino Tablero which the homeowner is concerned may fall. Upon a motion duly made by Jerry Potts and seconded by Ed Perry, the Board of Directors voted unanimously to approve pruning of the two trees at a cost of \$300. The Board further directed management to send Mr. Goodwin a letter specifying that they were willing to prune the trees as a one-time gesture of good will, if the homeowner agreed that doing so would resolved his concerns, and provided that the Mr. Goodwin get the neighbor at the top of the slope to sign off their agreement to the pruning.

Homeowner Requests: Ardjmand, 3114 Via Valesco, At the January meeting, the Board reviewed a request from Mr. Ardjmand to grant a variance for the portable basketball hoop being kept in his driveway. The Board at that time directed management that a variance would be considered due to the small size of the cul-de-sac and the small number of adjacent neighbors this would effect, if all neighbors in the cul-de-sac agreed to the variance. Mr. Ardjmand subsequently submitted a request for a three (3) year variance to keep the portable basketball hoop in his driveway until his son goes off to college, with all of his adjacent neighbor signatures. Upon a motion duly made by Jerry Potts and seconded by Ed Perry, the Board of Directors voted unanimously to approve a three (3) year variance for the basketball hoop.

Montclair Speed Bump Update: Management updated the Board that a copy of the reciprocal agreement with Montclair had been obtained but that it did not provide any recourse for Bernardo Santa Fe to stop speed bumps from being installed on Montclair streets. Jerry Potts presented the Board with information about the solar powered signs which tell people their speed for possible installation on Camino Marzagan. The thought behind this being that the Montclair residents might be diverted to Bernardo Santa Fe streets to avoid speed bumps and that a flashing speed sign may help allay speeding on Bernardo Santa Fe streets. The Board directed management to find out what the cost of installing the sign would be; the solar sign itself costs approximately \$3000.

Welcoming Committee: Management updated the Board that Susan Fetscher's information has been logged to send any information on new homeowners so that they can be properly welcomed to the community.

Newsletter: The Board directed management that newsletters should be sent quarterly.

Archive Purge: The Board discussed the association archives. Management recommended that some of the older boxes, which contain long out of date information should be pulled from archives, sorted and purged as a long term cost-saving measure. The Board directed management to include a blurb in the upcoming newsletter requesting volunteers to come to the management office and sort through some of the old archives, rather than management doing so. The matter was tabled, pending response to the call for volunteers.

Landscape Extras: Upon a motion duly made by Jerry Potts and seconded by Ed Perry, the Board of Directors voted unanimously to accept proposals 102 and 02 from Green Valley, as follows:

#102: The 2017 tree trimming program at a total cost of \$18,500, to be paid as each phase is completed.

#02: For replacement of a nonfunctional irrigation controller, at a cost of \$770.

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Sidewalk Repairs: Upon a motion duly made by Jerry Potts and seconded by Sandy Eischen, the Board of Directors voted unanimously to approve the sidewalk grinding proposal, as revised by Trip Busters at the direction of Dan Conner, at a total cost of \$4715, to be paid from reserves. The Board was informed that one area of sidewalk would need to be wholly removed and re-poured (on the south side of Avenida Magoria, between Via Cabo Verde and Camino Marzagan) and that this part of the project would be bid separately.

Fence Repairs and Repainting: Upon a motion duly made by Jerry Potts and seconded by Ed Perry, the Board of Directors voted unanimously to approve the ProTec Maintenance proposal to repair and repaint the association maintained tube steel fences that lead into the common area slopes, at a cost of \$4430.

DATE OF THE NEXT
MEETING:

The next meeting of the Board of Directors is scheduled for May 25, 2017 at 5:00 p.m. at Oakmont of Escondido Hills, 3012 Bear Parkway South, Escondido.

ADJOURNMENT:

There being no further business to come before this Board of Directors, the General Session Meeting for the Bernardo Santa Fe Homeowners Association was officially adjourned at 6:00 p.m.

ATTEST:

SIGNATURE:

DATE: