

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 • MAY 24, 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, May 24, 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 was one (1) homeowner in attendance.
- CALL TO ORDER:** Dan Conner officially called the meeting to order at 2:45 p.m.
- HOMEOWNER DISCUSSION:** Homeowner comments were offered during the homeowner correspondence.
- COMMITTEE REPORTS:** There were no committee reports given.
- 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 March 22, 2011 General Session Meeting minutes, as presented.

Approval of Financial Statements: Upon a motion duly made by Dan Conner and seconded by Ed Lehman, the Board of Directors voted unanimously to approve the March and April 2011 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 Dan Conner and seconded by Bill Key, the Board of Directors voted unanimously to approve the Level III reserve study report and disclosure form for a total of \$500 performed by SCT Reserves.

Annual Meeting and Election: Upon a motion duly made by Jerry Potts and seconded by Dan Conner, the Board of Directors voted unanimously to appoint Sandy Stites from Association Management Group and Sandy Eichen from 3345 Camino Vallareal to be the Inspectors of Election for the 2011 Annual Meeting and Election and authorizes management to mailout the candidate request letter and profile form.

Homeowner Correspondence: Sandy Eichen attended the Board meeting to talk to the Board about recent vandalism of real estate signs in the community. They are being pulled out and thrown on the ground. Dan Conner said when the vandalism took place, he contacted local police and filed a report. Dan believes the vandalism was done by teenagers and encourages any homeowner to contact the police whenever they witness any vandalism.

Sandy Eichen shared some of the neighbor's feedback about installing surveillance cameras at the gate. The Board felt installing cameras would not necessarily address the problem and it would be a great expense for the cameras.

Sandy Eichen asked about a community garage sale and if the Board would be interested in permitting one to happen. Dan Conner stated they have never done a community garage sale before, although it's not a bad idea, but the Board needs to weigh out the pros and cons before agreeing to let the homeowners host a community garage sale. Management was instructed to contact APS to see if the Bernardo Santa Fe gate could be locked open for a short period of time on a weekend for the garage sale. Montclair should be contacted to see if would be interested in hosting a garage sale as well.

Architectural Request: Two architectural applications were presented to the architectural committee prior to the Board meeting. One application was from Estrellado from 3356 Camino Marzagan to install a storage shed. The second request is from Gould from 3318 Camino Marzagan for authorization to add to the existing concrete patio in the backyard. Ed Lehman stated he has processed these applications and will send back in the mail to management.

Tree Removal: Upon a motion duly made by Jerry Potts and seconded by Dan Conner, the Board voted unanimously to approve removal of the Sycamore tree on the back slope of 178 Camino Del Postigo and two Pines and one Tristania tree on the slope behind 275 Camino Tablero for a total of \$1,700 as presented by Four Seasons Tree Care.

Retaining Wall: Upon a motion duly made by Ed Lehman and seconded by Bill Key, the Board of Directors voted unanimously to approve the proposal submitted by ResCom to remove the tree and roots and install anchors to the retaining wall and wrought iron fence in the common area next to 3325 Camino Marzagan for a total of \$456.

Change of Gate Code: The Board discussed changing the gate code and notifying homeowners and Montclair HOA that the new gate code will be effective July 4, 2011.

Approval to Change Gate Code: Upon a motion duly made by Ed Lehman and seconded by Jerry Potts, the Board of Directors voted unanimously to change the gate code for the Del Lago gate.

DATE OF THE
NEXT MEETING:

The next meeting of the Board of Directors will be held on July 26, 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 4:00 p.m.

ATTEST:

SIGNATURE:

DATE: