

BERNARDO SANTA FE HOMEOWNERS' ASSOCIATION

C/o Association Management Group
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BOARD OF DIRECTORS MEETING • GENERAL SESSION THURSDAY • MAY 24, 2007 • 3:00 P.M.

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

MINUTES

APPROVED

- NOTICE OF MEETING:** Upon due notice given and received, a General Session Meeting of the Board of Directors for the Bernardo Santa Fe Homeowners' Association was held on Thursday, May 24, 2007, at 7:00 p.m., at the Escondido City Library.
- ATTENDEES:** Lou Lopez, Don Morton, Ed Lehman and Dan Conner were in attendance. Ron Hubbard was unable to attend.
- Jennifer Landon of Association Management Group represented Management.
- There was one (1) homeowner in attendance.
- CALL TO ORDER:** Board President Dan Conner officially called the meeting to order at 7:00 p.m.
- EXECUTIVE SESSION REPORT:** There was no Executive Session meeting report, as there was no Executive Session scheduled.
- HOMEOWNER DISCUSSION:** There was one (1) homeowner in attendance to offer comments and ask questions throughout the meeting, however there was no homeowner discussion.
- COMMITTEE REPORTS:**
- Architectural Committee:** Committee Chairperson Ed Lehman shared that he had been in receipt of one (1) architectural application which he had reviewed and denied based on additional information needed. The application was submitted to Management to communicate back with the homeowner.
- Homeowner Information Booklet Committee:** Chairperson Don Morton shared that the homeowner information booklet is in the process of being completed. There are additional pages to the homeowner information booklet that require Management's assistance in formatting and preparing. The information was provided to Management for their use.

Landscape Committee: Co-Chairperson Lou Lopez reported to the Board that the landscape walkthrough was conducted in which the front monument and slope behind Caminito Marzagan were addressed. Several areas of groundcover and bushes are being replaced, as the landscape has died out.

The landscape walkthrough schedule is being changed to the third Thursday of the month at 11:30 a.m. Lou Lopez requested that Management send a reminder notice prior to the scheduled walkthrough.

Parking Committee: Chairperson JoLind Eckstein was not present; however, Ms. Eckstein submitted correspondence for review during the property Management report.

Website Committee: Chairperson Ron Hubbard was not present. Ron Hubbard did, however, submit a written report in regards to the updated status of the website to the Board and Management via email.

Welcoming Committee: Chairperson Clare Key was unable to attend; therefore no formal report was given.

PROPERTY
MANAGEMENT
REPORT

Approval of Minutes: Upon a motion duly made by Ed Lehman and seconded by Lou Lopez, the Board of Directors voted unanimously to approve the March 26, 2007 General Session Meeting minutes, as submitted.

Approval of Financial Statements: Upon a motion duly made by Ed Lehman and seconded by Lou Lopez, the Board of Directors voted unanimously to approve the March and April 2007 financial statements, including the review of bank statement and account reconciliations, as submitted, pending CPA review.

Journal Entry: Upon a motion duly made by Lou Lopez and seconded by Dan Connor, the Board of Directors voted unanimously to authorize the journal entries presented in the April 2007 financial statement.

Outstanding Invoice: The Board of Directors discussed the outstanding invoice with ResCom Services in the amount of \$4,796 for repairs to the planters at the monument area. On the last property inspection, it was determined that stucco has peeled off from the monument that was recently repaired. The Board would like ResCom Services to make the necessary repairs or that they suggest recommendations on how to properly repair the planters to avoid future issues with stucco prior to the release of payment to the outstanding invoice.

Outstanding Invoice: Upon a motion duly made by Lou Lopez and seconded by Don Morton, the Board of Directors voted unanimously

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to hold the payment to ResCom Services until they can complete the additional repairs.

Tree Trimming and Removal: Upon a motion duly made by Don Morton and seconded by Lou Lopez, the Board of Directors voted three to one with Ed Lehman opposing to move forward with the proposal submitted by Urban Tree Care at a cost of \$25,522.50 for 2007.

OLD BUSINESS: There was no old business to present.

NEW BUSINESS: There was no new business to present.

DATE OF NEXT MEETING: The next meeting of the Bernardo Santa Fe Homeowners' Association is scheduled for July 23, 2007 at 7:00 pm, at the Escondido Public Library.

ADJOURNMENT: There being no further business to come before this Board of Directors, the meeting was officially adjourned at 4:15 p.m.

ATTEST:

SIGNATURE:

DATE: