

# BERNARDO SANTA FE HOMEOWNERS' ASSOCIATION

C/o Association Management Group  
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## BOARD OF DIRECTORS MEETING • GENERAL SESSION MONDAY • JULY 23, 2007 • 7:00 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 Monday, July 23, 2007, at 7:00 p.m., at the Escondido City Library.
- ATTENDEES:** Lou Lopez, Don Morton, and Dan Conner were in attendance. Ron Hubbard and Ed Lehman 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 6:55 p.m.
- EXECUTIVE SESSION REPORT:** Jennifer Landon gave the Executive Session meeting report indicating that the Board would meet in Executive Session to hold a hearing to show cause and discuss a request for reimbursement.
- 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 Don Morton reviewed three outstanding architectural requests. Two application for homeowners Homan and Rogers have been approved. The second submitted application for Mr. Homan needed further attention. The Architectural Committee has requested that Mr. Homan paint the down pipes from the solar panel installation. Therefore, the application was approved under this condition.
- Homeowner Information Booklet Committee:** Chairperson Don Morton submitted the final draft of the homeowner information booklet to the Board and management for their review and consideration. Don is looking into the cost for printing the booklets and the different

options for binding the booklet together. More Information is forthcoming.

**Landscape Committee:** Co-Chairperson Lou Lopez reported to the Board that the landscape walkthrough was conducted a week prior to the meeting. The landscape committee reviewed several areas of the community including the area at the end of Camino del Postigo where a homeowner cut some trees. It is believed that the homeowner topped the trees as a result of view issues. A letter will be sent to the homeowner who resides in the Montclair community requesting that no further action be taken on the Association maintained slopes and that any tree trimming requests be submitted to the Board for consideration.

**Parking Committee:** Chairperson JoLind Eckstein was not present; therefore there was no formal report presented.

**Website Committee:** Chairperson Ron Hubbard was not present; therefore no formal report was given.

**Welcoming Committee:** Chairperson Clare Key reported to the Board that since May there was two (2) new homeowners and two (2) new renters. As standard practice homeowners were greeted by the committee and received pertinent community information.

PROPERTY  
MANAGEMENT  
REPORT

**Approval of Minutes:** Upon a motion duly made by Don Morton and seconded by Lou Lopez, the Board of Directors voted unanimously to approve the May 24, 2007 General Session Meeting minutes, as submitted.

**Approval of Financial Statements:** Upon a motion duly made by Don Morton and seconded by Lou Lopez, the Board of Directors voted unanimously to approve the May and June 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 Don Morton and seconded by Lou Lopez, the Board of Directors voted unanimously to authorize the journal entries presented in the June 2007 financial statement.

**2008 Operating and Reserve Funding Budget:** Upon a motion duly made by Lou Lopez and seconded by Don Morton, the Board voted unanimously to approve the 2008 Operating and Reserve Funding Budget as submitted.

**Legal Agreement:** Upon a motion duly made by Don Morton and seconded by Dan Connor, the Board of Directors voted unanimously to approve Epstein Grinnell and Howell to process collection for the Association and accepted the legal fee agreement.

**Bernardo Santa Fe Homeowners' Association  
Board of Directors Meeting • General Session  
Monday • July 23, 2007 • 7:00 p.m.**

At the Escondido Public Library

**MINUTES**

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**Gate Battery Back Up:** Upon a motion duly made by Don Morton and seconded by Lou Lopez, the Board of Directors voted unanimously to approve APS to install a battery backup at the Association's entrance and exit gate.

OLD BUSINESS: There was no old business to present.

NEW BUSINESS: **Rules Enforcement Policy:** There was discussion amongst the Board regarding increasing the, "Unauthorized Improvements to the Property" fine from \$50 to \$250. The Board agrees that the fine should be increased. Direction was given to management to send out notification to the members regarding the Board's proposed plan to change the fine amount in the Rules Enforcement policy. Homeowners will be allowed thirty (30) days to comment on the proposed change in accordance with Civil Code requirements at which point the Board will then vote to adopt the change in the policy.

DATE OF NEXT MEETING: The next meeting of the Bernardo Santa Fe Homeowners' Association is the Annual Meeting and Election scheduled for September 24, 2007 at 7:00 pm, at the Westfield Shopping Center.

ADJOURNMENT: There being no further business to come before this Board of Directors, the meeting was officially adjourned at 8:05 p.m.

ATTEST:

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SIGNATURE:

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DATE: