

BERNARDO SANTA FE HOMEOWNERS' ASSOCIATION

C/o Association Management Group
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ANNUAL MEETING AND ELECTION **MONDAY • SEPTEMBER 24, 2007 • 7:00 P.M.** WESTFIELD SHOPPING CENTER, NORTH COUNTY FAIR COMMUNITY ROOM 272 EAST VIA RANCHO PARKWAY, ESCONDIDO

MINUTES

APPROVED

- NOTICE OF MEETING:** Upon due notice given and received, an Annual Meeting and Election of the Bernardo Santa Fe Homeowners' Association was held on Monday, September 24, 2007, 7:00 p.m., at the Westfield Shopping Center, North County Fair Community Room, 272 East Via Rancho Parkway, Escondido.
- ATTENDEES:** Dan Conner, Ed Lehman, Ron Hubbard and Lou Lopez were in attendance.
- CALL TO ORDER:** Board President, Dan Conner, officially called the meeting to order at 7:00 p.m.
- CALL FOR INSPECTORS OF ELECTION:** Dale Cook and Jerry Gould volunteered to serve as Inspectors of Election. In order to comply with Civil Code requirements, Jennifer Landon of Association Management Group was asked to serve as an Inspector of Election.
- Upon a motion duly made and seconded, the vote was unanimous to appoint Dale Cook, Jerry Gould and Jennifer Landon to serve as Inspectors of Election.
- INTRODUCTION OF BOARD MEMBERS:** Board members introduced were Dan Conner, Ed Lehman, Ron Hubbard and Lou Lopez.
- DECLARATION OF QUORUM:** Inspector of Election, Dale Cook, officially declared quorum had been achieved with 75 homeowners represented by their submitted ballot, which exceeds the minimum quorum requirements so the Annual Meeting and Election may proceed.
- APPROVAL OF THE ANNUAL MEETING MINUTES:** The minutes of the 2006 Annual Meeting and Election were distributed. The members reviewed the minutes and upon motion made and seconded, the members voted unanimously to approve the minutes as presented.

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**TRANSFER OF
SURPLUS INCOME:**

There was discussion regarding the need to transfer any possible surplus funds into next year's Operating or Reserve Budget. Upon motion duly made and seconded, the members voted unanimously to authorize management to transfer any excess income from fiscal 2007 to the Reserve Account of fiscal 2008. The members were unanimous in their approval to transfer excess income.

CUMULATIVE VOTING:

There was a motion made and seconded to approve cumulative voting for 2008.

**CALL FOR NOMINATIONS
AND ELECTION OF
DIRECTORS:**

There were no nominations.

CLOSE NOMINATIONS:

Upon a motion duly made and seconded, the members voted unanimously to close nominations.

**INTRODUCTION OF
CANDIDATES:**

Ron Hubbard and Lou Lopez were in attendance and introduced themselves to the members in attendance. Stan and Eva Pawlowski were not in attendance.

PRESIDENTS REPORT:

Dan Conner had an opportunity to present to the members in attendance a report of the ongoing issues that the Board is currently dealing with. Specifically, working on the homeowner information booklet and updating the architectural fine schedule. Dan also had an opportunity to share with the members the updates to the website.

**HOMEOWNER
COMMENTS AND
QUESTIONS:**

Homeowners in attendance had an opportunity to make comments and ask questions regarding the community association. The interactive exchange of information included comments regarding homeowner violations, rodent control and proposed changes to the rules and regulations.

**ANNOUNCEMENT OF
ELECTED DIRECTORS:**

The Inspectors of Election announced Ed Lehman and Lou Lopez to the Board for a term of two (2) years.

ADJOURNMENT:

There being no further business to come before the members of the Bernardo Santa Fe Homeowners' Association, the Annual Meeting and Election was officially adjourned at 7:35.

ATTEST:

SIGNATURE:

DATE: