

BERNARDO SANTA FE HOMEOWNERS' ASSOCIATION

C/o Association Management Group
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BOARD OF DIRECTORS MEETING • GENERAL SESSION MONDAY • NOVEMBER 26, 2007 • 2:00 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, November 26, 2007, at 2:00 p.m., at the Escondido City Library.
- ATTENDEES:** Ron Hubbard, Dan Conner and Ed Lehman were in attendance. Lou Lopez and Don Morton were 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 2:05 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.
- BOARD RESIGNATION:** **Resignation:** Upon a motion duly made by Ron Hubbard and seconded by Ed Lehman, the Board of Directors voted unanimously to approve the resignation of Don Morton.
- Resignation:** Upon a motion duly made by Ed Lehman and seconded by Ron Hubbard, the Board of Directors voted unanimously to approve the resignation of Lou Lopez upon receipt of written documentation indicating that Mr. Lopez has resigned from the Board. The motion was made based on information provided by Dan Connor, who had a verbal resignation from Mr. Lopez.
- 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: Chairperson Ed Lehman was present and informed Management that he had not yet received the architectural application submitted Mr. and Mrs. Nelson of 3395 Camino Marzagan. Management informed Mr. Lehman that the application was sent in the mail the week prior and would send an additional copy via email for his review and consideration.

The Board then discussed open architectural violations and the need to obtain additional information from the homeowners who have not submitted applications for the improvements to their home. The Board directed Management to send these homeowners letters, requesting that applications be submitted immediately.

Homeowner Information Booklet Committee: There is no Chairperson for this Committee; however, the Board discussed approving the homeowner information booklet that is on the agenda in the property management report.

Landscape Committee: Jennifer Landon gave the Landscape Committee report, as there is no committee person at this time. Jennifer stated that she and ResCom have been walking the slopes throughout the property to continue the Board's plan to add shrubs in areas where there is dying groundcover as well as to provide screening along the walls of Del Lago and Via Rancho Parkway to deter vandalism and graffiti.

The Board discussed reducing irrigation costs and checking the sprinklers and irrigation control system throughout the property. Management suggested that the Board look into upgrading their systems with a program to save or reduce water consumption. The Board directed Management to obtain proposals in line with a company who can offer a system which will reduce the water consumption. A representative from Western Gardens will be asked to attend the January 2008 Board meeting to provide a proposal and information to the Board in regards to ways in reducing the irrigation throughout the community.

Parking Committee: Chairperson JoLind Eckstein was not present; therefore there was no formal report presented. Dan Connor stated that a white truck had been seen parked at the entrance gate to the community, in which he placed a ticket on the windshield. As a result, the truck is no longer parking in that area.

Website Committee: Chairperson Ron Hubbard shared with the Board a written report that indicated that the website is ready for completion. Ron presented minor changes to the website, which was indicated in his report to the Board.

Website: Upon a motion duly made by Ed Lehman and seconded by Dan Connor, the Board of Directors voted unanimously to publicize the website for use by the residents as soon as modifications and

inclusions are completed and that the website editor be directed to propose a letter of introduction to Bernardo Santa Fe residents, and that said letter to be approved by each Board member and that when so approved said letter be printed and mailed by Association Management Group to all Bernardo Santa Fe residents.

Welcoming Committee: Chairperson Clare Key was not present; therefore, no formal report was given.

PROPERTY
MANAGEMENT
REPORT

Approval of Minutes: Upon a motion duly made by Ed Lehman and seconded by Ron Hubbard, the Board of Directors voted unanimously to approve the July 23, 2007 General Session Meeting minutes, as submitted.

Approval of Financial Statements: Upon a motion duly made by Ron Hubbard and seconded by Dan Connor, the Board of Directors voted unanimously to approve the July, August, September and October 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 Ed Lehman and seconded by Ron Hubbard, the Board of Directors voted unanimously to authorize the journal entries presented in the October 2007 financial statement.

Action to Address Delinquent Assessments: Upon a motion duly made by Ron Hubbard and seconded by Dan Connor, the Board voted unanimously to approve processing a foreclosure on APN 271-140-16-00.

2007 Audit and Tax Returns: Upon a motion duly made by Ed Lehman and seconded by Ron Hubbard, the Board of Directors voted unanimously to authorize Charles C. Frisbey Accountancy Corporation to prepare the Association's audit and 2007 tax returns at a cost of \$1,000.

Homeowner Information Booklet: Upon a motion duly made by Ron Hubbard and seconded by Dan Connor, the Board of Directors voted unanimously to distribute the homeowner information booklet, pending research of the cost to produce the booklet on three hole punch paper with a clear binder. Management was directed to contact the Board with this cost information and upon Dan Connors approval; the booklet will be distributed to the members.

Rule Enforcement Policy: Upon a motion duly made by Ed Lehman and seconded by Ron Hubbard, the Board voted unanimously to adopt the rule enforcement policy that has been revised by the Board of Directors and distributed to the members in compliance with the civil code requirements.

**Bernardo Santa Fe Homeowners' Association
Board of Directors Meeting • General Session
Monday • November 26, 2007 • 7:00 p.m.**

At the Escondido Public Library

MINUTES

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OLD BUSINESS: There was no old business to present.

NEW BUSINESS: **May 2008 Board Meeting:** The Board discussed the May 2008 Board meeting. It was determined that the Board would meet on Tuesday, May 20, 2008, as their regularly scheduled meeting date of May 26, 2008 landed on Memorial Day.

DATE OF NEXT MEETING: The next meeting of the Bernardo Santa Fe Homeowners' Association is the Annual Meeting and Election scheduled for January 28, 2008 at 2:00 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 3:50 p.m.

ATTEST:

SIGNATURE:

DATE: