

BERNARDO SANTA FE HOMEOWNERS' ASSOCIATION

C/o Association Management Group
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BOARD OF DIRECTORS MEETING • GENERAL SESSION MONDAY • MAY 19, 2008 • 1:00 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 Monday, May 19, 2008 at 1:00 p.m., at the Escondido City Library located at 239 S. Kalmia Street in Escondido, California.
- ATTENDEES:** Dan Conner, Bert Mendelsohn, Ed Lehman and Don Wiant were in attendance. Ron Hubbard was not able to attend.
- Kristina Thomas of Association Management Group represented Management.
- There were no homeowners in attendance.
- CALL TO ORDER:** Board President Dan Conner officially called the meeting to order at 1:00 p.m.
- EXECUTIVE SESSION REPORT:** Kristina Thomas gave the Executive Session meeting report indicating that the Board would meet Executive Session following the General Session to approve the March, 24, 2008 Executive Meeting minutes.
- HOMEOWNER DISCUSSION:** There were no homeowners in attendance to offer comments or ask questions throughout the meeting; therefore, there was no homeowner discussion.
- COMMITTEE REPORTS:** **Homeowner Information Booklet Committee:** There is no chair person for this committee; however, a finalized copy of the booklet was presented to the Board. The Board indicated they would print and distribute the booklet to the members.

**PROPERTY
MANAGEMENT
REPORT**

Community Manager, Kristina Thomas, 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 Don Wiant and seconded by Bert Mendelsohn, the Board of Directors voted unanimously to approve the March 24, 2008 and April 8, 2008 General Session Meeting minutes, as submitted.

Approval of Financial Statements: Upon a motion duly made by Bert Mendelsohn and seconded by Don Wiant, the Board of Directors voted unanimously to approve the March and April 2008 financial statements, including the review of bank statement and account reconciliations, as submitted, pending CPA review.

Journal Entry: Upon a motion duly made by Bert Mendelsohn and seconded by Dan Connor, the Board of Directors voted unanimously to authorize journal entries presented in the March and April 2008 financial statement.

Insurance Renewal: Upon a motion duly made by Don Wiant and seconded by Dan Connor, the Board voted unanimously to approve the NC Dundas insurance renewal at a cost of \$3,923, previously approved via email.

Tree Trimming and Removal: Upon a motion duly made by Bert Mendelsohn and seconded by Dan Connor, the Board of Directors voted unanimously to authorize Management to accept the revised proposal from Four Seasons Tree Care at a cost not to exceed \$21,000.

Money Market Recommendation: Upon a motion duly made by Bert Mendelsohn and seconded by Don Wiant, the Board of Directors voted unanimously to authorize the investment recommendation submitted by Merrill Lynch.

Reserve Study: Upon a motion duly made by Bert Mendelsohn and seconded by Dan Connor, the Board of Directors voted unanimously to authorize Management to accept the proposal from SCT Reserves for the financial update and disclosure form at a cost not to exceed \$500.

Architectural Request: Upon a motion duly made by Bert Mendelsohn and seconded by Don Wiant, the Board of Directors voted unanimously to deny the architectural application submitted by Peter Zwang of 248 Camino Tablero for the placement of a rock on his driveway, previously denied.

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Newsletter: Upon a motion duly made by Ed Lehman and seconded by Bert Mendelsohn, the Board of Directors voted unanimously to authorize Management to distribute the June 2008 newsletter, as amended, to the members and renters.

Towing Notice Sign: Upon a motion duly made by Bert Mendelsohn and seconded by Ed Lehman, the Board of Directors voted unanimously to authorize a sixty (60) day placement of a towing notice sign at the entrance.

Landscape Enhancements: Upon a motion duly made by Bert Mendelsohn and seconded by Ed Lehman, the Board of Directors voted unanimously to authorize Management to accept the proposal from ResCom for the landscape slope enhancements at a cost not to exceed \$4,000 to be paid from reserves.

Backflow Placement: Upon a motion duly made by Don Wiant and seconded by Bert Mendelsohn, the Board of Directors voted unanimously to authorize Management to accept the proposal from Pacific Backflow for the replacement of the stolen device located at 3993 Avenida Magoria, at a cost not to exceed \$1,225.

ADJOURNMENT:

There being no further business to come before this Board of Directors, the meeting was officially adjourned at 2:55 p.m.

ATTEST:

SIGNATURE:

DATE: