

BERNARDO SANTA FE HOMEOWNERS' ASSOCIATION

C/o Association Management Group
Tel: (760) 931-4180 Fax: (760) 931-4188

2131 Las Palmas Drive, Suite A, Carlsbad, CA 92011-1524
Email: amg@sdamg.net

BOARD OF DIRECTORS MEETING • GENERAL SESSION MONDAY • JULY 28, 2008 • 2:00 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, July 28, 2008 at 2:00 p.m., at the Escondido City Library located at 239 S. Kalmia Street in Escondido, California.
- ATTENDEES:** Dan Conner, Ed Lehman and Don Wiant were in attendance. Ron Hubbard and Bert Mendelsohn were not able to attend.
- Kristina Thomas of Association Management Group represented Management.
- There were two (2) homeowners in attendance.
- CALL TO ORDER:** Board President, Dan Conner officially called the meeting to order at 2:05 p.m.
- EXECUTIVE SESSION REPORT:** Kristina Thomas gave the Executive Session meeting report indicating that the Board would meet in Executive Session following the General Session to approve the May 19, 2008 and June 10, 2008 Executive Session Meeting minutes and conduct hearings to show cause.
- HOMEOWNER DISCUSSION:** There were two (2) homeowners in attendance who had an opportunity to address issues with the Board of Directors. The comments included but were not limited to the following:
- Clare Key of 309 Camino Del Postigo** shared with the Board her concerns regarding the shrubbery located on the hill directly behind her home. In some instances the shrubbery was as tall as 5 to 6 feet. Previous attempts to resolve this issue resulted in minimal pruning of the shrubs. Management was directed to inspect the slope during the next property inspection.

**COMMITTEE
REPORTS:**

Architectural Committee: Architectural Committee Chairperson, Ed Lehman presented one (1) architectural application to the Board of Directors.

An application was presented for homeowner at 231 Camino Del Postigo (Fornaca). The application was for the complete re-landscape with drought tolerant plants, a new front walkway and a new patio in the backyard.

Architectural Processing: Upon a motion duly made by Ed Lehman and seconded by Dan Conner, the Board of Directors voted unanimously to deny the application submitted by 231 Camino Del Postigo (Fornaca) until the application can be revised and re-submitted including the following; dimensions to conform within Association guidelines, color samples of paving, paints and stains, compliance with City regulations that may apply, existing and proposed drains and patterns, and description of all proposed new plantings.

Welcoming Committee: Chairperson, Clare Key informed the Board of Directors of one (1) new member (renters) to the Bernardo Santa Fe Community. Ms. Key also indicated she was not receiving updates from Management. Management was directed to submit updates to Ms. Key upon completion of bi-monthly Board packages.

**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 Ed Lehman, the Board of Directors voted unanimously to approve the May 19, 2008 General Session Meeting minutes, as submitted.

Approval of Financial Statements: Upon a motion duly made by Ed Lehman and seconded by Don Wiant, the Board of Directors voted unanimously to approve the May and June 2008 financial statements, including the review of bank statement, journal entries and account reconciliations, as submitted, pending CPA review.

Reserve Study: Upon a motion duly made by Don Wiant and seconded by Dan Connor, the Board voted unanimously to authorize Management to finalize the financial update provided by SCT Reserves.

2009 Operating Budget: Upon a motion duly made by Don Wiant and seconded by Dan Connor, the Board of Directors voted two (2) to one (1) to authorize the 2009 operating and reserve funding budget, as amended. Ed Lehman voted no.

Landscape Enhancements: Upon a motion duly made by Don Wiant and seconded by Ed Lehman, the Board of Directors voted unanimously to authorize Management to accept a proposal from ResCom for the landscape slope enhancements behind 334 Camino Del Postigo at a cost not to exceed \$500.

The meeting was adjourned at 3:00 p.m. to conduct Executive Session

The meeting reconvened at 3:35 p.m.

Newsletter: Upon a motion duly made by Don Wiant and seconded by Dan Conner, the Board of Directors voted unanimously to authorize Management to prepare an Association newsletter at a cost of \$100.

Inspectors of Election: Upon a motion duly made by Don Wiant and seconded by Ed Lehman, the Board of Directors voted unanimously to authorize Kristina Thomas to serve as Inspector of Election for the 2008 Annual Meeting and Election.

Tree Removal: Upon a motion duly made by Ed Lehman and seconded by Don Wiant, the Board of Directors voted unanimously to authorize Management to accept the proposal from Four Seasons Tree Care for the removal of twelve (12) trees at a cost not to exceed \$2,075.

Slope Enhancements: Upon a motion duly made by Don Wiant and seconded by Dan Conner, the Board of Directors voted two (2) to one (1) to authorize Management to accept the proposal from ResCom Services for the replacement of ground cover and installation of new shrubs on the slope behind 301 and 309 Camino Bailen at a cost not to exceed \$2,659.

Backflow Repair: Upon a motion duly made by Don Wiant and seconded by Ed Lehman, the Board of Directors voted unanimously to authorize Management to accept the proposal from Pacific Backflow for repairs to the backflow device on Camino Marzagan at a cost not to exceed \$240.

ADJOURNMENT:

There being no further business to come before this Board of Directors, the meeting was officially adjourned at 4:35 p.m.

ATTEST:

Bernardo Santa Fe Homeowners' Association
Board of Directors Meeting • General Session
Monday • July 28, 2008 • 2:00 p.m.
At the Escondido Public Library
MINUTES
Page 4 of 4

SIGNATURE:

DATE: