

BERNARDO SANTA FE HOMEOWNERS' ASSOCIATION

C/o Association Management Group
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ANNUAL MEETING AND ELECTION **MONDAY • SEPTEMBER 22, 2008 • 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 22, 2008, 7:00 p.m., at the Westfield Shopping Center, North County Fair Community Room, 272 East Via Rancho Parkway, Escondido.
- CALL TO ORDER:** Board President, Dan Conner, officially called the meeting to order at 7:05 p.m.
- INTRODUCTION OF BOARD MEMBERS:** The Board members in attendance were introduced: Dan Conner, Bert Mendelsohn, Ron Hubbard and Ed Lehman.
- INSPECTORS OF ELECTION:** Earl Feuer of Association Management Group was named Inspector of Election to preside over this years Annual Meeting and Election.
- DECLARATION OF QUORUM:** Inspector of Election, Earl Feuer, officially declared quorum had been achieved with eight (8) homeowners in personal attendance at the meeting. There are a total of fifty-nine (59) ballots in hand including ballots from members in attendance, which exceeds the minimum quorum requirements so the Annual Meeting and Election may proceed.
- CALL FOR NOMINATIONS:** 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, Michael Sabo and Dan Conner were confirmed.
- APPROVAL OF**

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SLATE: With three (3) candidates and three (3) available positions for this years election.

Upon a motion duly made and seconded, the members voted unanimously to approve the slate of candidates be accepted as presented.

APPROVAL OF THE ANNUAL MEETING MINUTES:

The minutes of the 2007 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.

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 at year end into Reserves. It is estimated there will be no excess income to transfer this year.

CUMULATIVE VOTING:

There was a motion made and seconded to approve cumulative voting for 2009 election of directors. The motion carried with three (3) in attendance voting no, and five (5) members voting yes to authorize cumulative voting.

PRESIDENTS REPORT:

Board President, Dan Conner spoke with the members about community issues including the purchase installation and activation of new irrigation clocks throughout the community. A county program offered rebates for ET "Smart" controllers so the Homeowners' Association took advantage of the opportunity and replaced controllers. The new system is more water conscious and should reduce water consumption overall.

Dan mentioned a recent walk through of the common slopes with the fire marshal. Feedback received was positive, indicating the Association has done a lot of good work to create a fire safe environment through the removal of excess trees and shrubs. There are additional trees and shrubs to remove and Management is getting information together for the Board to authorize additional removals. The fire department does not want shrubs and trees to grow together in large masses. Selective removals will be pursued.

Dan Conner reports, financials are on track. An updated Reserve Study will be sent to the homeowners with the budget and other documents near the end of the year. The Reserve Study shows the Homeowners' Association is on track in reserve savings.

HOMEOWNER

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**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:

Ron Hubbard mention Dan Conner is a fantastic leader. He is dedicated and has great communication skills. Dan was thanked for all his efforts. Ron also commented that homeowners should visit the Association website. The address is www.bsfoa.org. Curb numbers have been repainted. Bernardo Santa Fe address numbers at the curb have a green background. That makes it easy to distinguish a Bernardo Santa Fe home from Montclair.

Bert Mendelsohn spoke about Ed Lehman and Dan Conner recognizing them for their service and thanking them for everything they do for the Association. Dan has great integrity and has demonstrated great leadership. Ed Lehman has a watchful eye on the money and has gone to great lengths to ensure the Association is not spending money unwisely. Thank you Ed and Dan for everything you do.

**ANNOUNCEMENT OF
ELECTED DIRECTORS:**

The Inspectors of Election announced Ron Hubbard, Michael Sabo and Dan Conner 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 7:30.

ATTEST:

SIGNATURE:

DATE: