

BERNARDO SANTA FE HOMEOWNERS' ASSOCIATION

C/o Association Management Group
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BOARD OF DIRECTORS MEETING • GENERAL SESSION TUESDAY • NOVEMBER 25, 2008 • 11:30 A.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 Tuesday, November 25, 2008 at 11:30 a.m., at the Escondido City Library located at 239 S. Kalmia Street in Escondido, California.
- ATTENDEES:** Dan Conner, Ed Lehman, Don Wiant, Ron Hubbard and Michael Sabo were in attendance.
- Molly Murphy 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 11:40 a.m.
- EXECUTIVE SESSION REPORT:** Molly Murphy gave the Executive Session meeting report indicating the Board had met prior in Executive Session to discuss hearings to show cause.
- HOMEOWNER DISCUSSION:** There was one (1) homeowner in attendance who had an opportunity to address issues with the Board of Directors. The comments included but were not limited to the following:
- Mr. and Mrs. Stevens of 3275 Camino Vallareal** shared with the Board their concerns regarding the over crowding of trees throughout the community. Specifically, they would like the five (5) African Sumac trees removed behind their home. They shared that they are supposed to be twenty five (25) feet apart and they are a fire hazard.
- The Board let the Stevens know that the tree removal list is being approved and a few of the trees of concern would be removed.

In addition, Mr. and Mrs. Stevens commented about the robbery that occurred the night before. They wanted the Board of Directors to be aware that several thefts have taken place in the last few weeks and wanted to know if there was anything more that could be done to make the neighborhood aware of the ongoing problem. Mr. and Mrs. Steven added, there is a program called Crime Watch, and suggested this program may be available for the community to participate in. The Board thanked Mr. and Mrs. Steven for their comments and for attending the meeting.

**PROPERTY
MANAGEMENT
REPORT:**

Community Manager, Molly Murphy, 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 Ed Lehman and seconded by Michael Sabo, the Board of Directors voted unanimously to approve the September 22, 2008 Annual Meeting and Election, Organizational Meeting, and the October 28, 2008 Financial Meeting minutes, as submitted.

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

Delinquent Assessments: Upon a motion duly made by Don Wiant and seconded by Ron Hubbard, the Board voted unanimously to approve Management to place an intent to lien on account ending in 29303.

Reserve Study: Upon a motion duly made by Don Wiant and seconded by Ron Hubbard, the Board of Directors voted unanimously to approve the 2009 Reserve Study submitted by Mike Graves of SCT Consultants.

2008 Audit and Taxes: Upon a motion duly made by Ron Hubbard and seconded by Don Wiant, the Board of Directors voted unanimously to authorize Charles C. Frisby to conduct the 2008 audit and taxes for the sum of \$1,000.

Tree Trimming and Removal: Upon a motion duly made by Ron Hubbard and seconded by Don Wiant, the Board of Directors voted unanimously to approve Four Seasons Tree Care to conduct the 2008 tree trimming for the sum of \$17,810.

Tree Treatment: Upon a motion duly made by Don Wiant and seconded by Ron Hubbard, the Board of Directors voted unanimously to only treat the Oleanders for mites for the sum of \$150, as submitted by ResCom.

Skateboarding: Upon a motion duly made by Ed Lehman and seconded by Don Wiant, the Board of Directors voted unanimously to submit correspondence to the Montclair Homeowners' Association regarding the skateboarding problem that has been occurring in Bernardo Santa Fe. The Board directed Management to obtain proposals for "No Skateboarding" signs on the premises. More information will follow.

Other Items: The Board discussed with Management topics to include in the next newsletter. The Board gave suggestions including, fence maintenance, important phone numbers, crime watch and a target date for when holiday lights should be taken down. Management will send a draft to the Board for their approval by December 15, 2008.

There was further discussion between the Board and Management regarding fire proof vents. Dan Conner gave his suggestions regarding how to fire safe the home by adding brand guard vents to the holes under the eaves. It was suggested that this information also be added to the newsletter.

ADJOURNMENT:

There being no further business to come before this Board of Directors, the meeting was officially adjourned at 1:25 p.m.

ATTEST:

SIGNATURE:

DATE: