

# 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 TUESDAY • JANUARY 27, 2009 • 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, January 27, 2009 at 11:30 a.m., at the Escondido City Library located at 239 S. Kalmia Street in Escondido, California.
- ATTENDEES:** Dan Conner, Ed Lehman, Ron Hubbard and Michael Sabo were in attendance. Don Wiant was unable to attend.
- 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 11:35 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. Jerry Buck of 3380 Camino Marzagan** shared with the Board his interest in serving on the Board of Directors. Dan Conner explained there might be a vacant position on the Board in the near future. Mr. Buck asked a few questions regarding the requirements for serving on the Board. The Board thanked Mr. Buck for his interest and for attending the meeting.

COMMITTEE REPORTS: The following Committee reports were given:

**Landscape Committee:** Committee Chairperson, Dan Conner gave the Landscape Committee report. Mr. Conner mentioned the tree removal project was completed. The work was paid out of the Reserves until the money is available in Operating to pay back the reserves.

There was also discussion regarding the three (3) landscape contracts that were submitted. Ron Hubbard and Ed Lehman agreed to review each proposal and let the Board and Management know their recommendations on the proposals. They agreed to have this completed within 30 days.

**Website Committee:** Committee Chairperson, Ron Hubbard gave the Website Committee report. Mr. Hubbard mentioned he was in the process of updating the website.

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 Michael Sabo and seconded by Ron Hubbard, the Board of Directors voted unanimously to approve the November 25, 2008 General Session Meeting and Meeting minutes, as submitted.

**Approval of Financial Statements:** Upon a motion duly made by Michael Sabo and seconded by Ron Hubbard, the Board of Directors voted unanimously to approve the November and December 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 Ed Lehman and seconded by Ron Hubbard, the Board voted unanimously to approve Management to place a lien on accounts ending in 2933 and 33361.

**Other Items:** The Board discussed with Management their concerns regarding not getting to review the agenda before it is posted. Management agreed to email the Board two weeks prior to preparing the Board package to make sure all topics are added for discussion.

Management was also instructed to obtain proposals to have the streets resealed. The Board requested a portion of the reserve study be sent to them via email. Management was instructed to find out what company Montclair used to do their streets.

ADJOURNMENT:                    There being no further business to come before this Board of Directors, the meeting was officially adjourned at 1:00 p.m.

ATTEST:

\_\_\_\_\_  
SIGNATURE:

\_\_\_\_\_  
DATE: