

# BERNARDO SANTA FE HOMEOWNERS' ASSOCIATION

C/o Association Management Group  
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## BOARD OF DIRECTORS MEETING • GENERAL SESSION TUESDAY • MARCH 24, 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, March 24, 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.
- Earl Feuer and 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 11:10 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. However, no comments were made.
- COMMITTEE REPORTS:** The following Committee reports were given:
- Architectural Committee:** Committee Chairperson, Ed Lehman gave the Architectural Committee report. Mr. Lehman stated the solar panels were installed at Mr. and Mrs. Potts Residence. Ron Hubbard added that they looked pretty good.

**PROPERTY  
MANAGEMENT  
REPORT:**

**Website Committee:** Committee Chairperson, Ron Hubbard gave the Website Committee report. Mr. Hubbard mentioned the January minutes are not posted on the Website. Management will send them to Dan Connor to post at the guard shack.

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 Ron Hubbard and seconded by Ed Lehman, the Board of Directors voted unanimously to approve the January 27, 2009 General Session Meeting and Meeting minutes, as submitted.

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

**Budget Compliance:** Ed Lehman brought to the Board's attention the importance of staying within the budget and keeping costs down. He added he did not want to see the Association over budget like the prior year. The Board agreed with Mr. Lehman's comments.

**Approval of gate code change:** Upon a motion duly made by Ed Lehman and seconded by Michael Sabo, the Board of Directors voted unanimously to change the gate code, effective May 15, 2009.

**Approval of Landscape Enhancements:** Upon a motion duly made by Ed Lehman and seconded by Ron Hubbard, the Board of Directors voted unanimously to authorize Rescom to proceed with the installation of the 8 hibiscus shrubs and 8 flats of ice plant on the Tablero Slope.

**Approval of Reimbursement:** Upon a motion duly made by Ron Hubbard and seconded by Ed Lehman, the Board of Directors voted unanimously to reimburse Rita Sabo in the amount of \$80.23 for the homeowner directory.

**Approval of Street Repair:** Upon a motion duly made by Ron Hubbard and seconded by Ed Lehman, the Board of Directors voted unanimously to authorize National Paving to repair, re-seal and restripe the streets, the cost is not to exceed \$16,000. Management will contact National Paving to revise the proposal to include all cracks and damaged areas.

**Landscape Specifications:** There was a detailed discussion between the Board of Directors and Management regarding the

landscape specifications. Earl Feuer gave his ideas of which modifications should be made to the document. The Board agreed with most of the modifications. Management advised the Board an updated version of the landscape modifications would be made within 10 days of the meeting.

**ADJOURNMENT:**

There being no further business to come before this Board of Directors, the meeting was officially adjourned at 1:45 p.m.

**ATTEST:**

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

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