

BERNARDO SANTA FE HOMEOWNERS' ASSOCIATION

C/o Association Management Group
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BOARD OF DIRECTORS MEETING • GENERAL SESSION TUESDAY • MAY 26, 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, May 26, 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, Jerry Buck and Michael Sabo were in attendance.
- Molly Rock of Association Management Group represented Management.
- There were no homeowners in attendance.
- CALL TO ORDER:** Board President, Dan Conner officially called the meeting to order at 11:30 a.m.
- EXECUTIVE SESSION REPORT:** Molly Rock 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 no homeowner in attendance who had an opportunity to address issues with the Board of Directors. Therefore, no comments were made.
- 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:

Board Resignation: Upon a motion duly made by Ron Hubbard and seconded by Dan Conner, the Board of Directors voted unanimously to accept the May 26, 2009 Board resignation received by Don Wait.

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 March 24, 2009 General Session Meeting and Meeting minutes, as submitted.

Approval of Financial Statements: Upon a motion duly made by Dan Conner and seconded by Ron Hubbard, the Board of Directors voted unanimously to approve the March and April 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 of Directors voted unanimously to approve the placement of a lien on account ending in 102-1.

Reserve Funding: Upon a motion duly made by Ed Lehman, the motion did not carry to automatically transfer the reserve funds, as allocated each month, except as prior approved by the Board.

Reserve Funding Alert: Upon a motion duly made by Ron Hubbard, and seconded by Michael Sabo, the Board of Directors voted for Management to alert the Board each month when and if the reserves were funded each month. This item will be placed permanently on the agenda for discussion each month. Ed Lehman was opposed to the vote.

Architectural Processing: Upon a motion duly made by Michael Sabo and seconded by Ron Hubbard, the Board of Directors voted unanimously to approve the architectural application submitted by O.J. Early of 152 Camino Del Postigo to install an overhead lattice shade cover on the patio and extend the patio slab, as submitted.

Architectural Processing: Upon a motion duly made by Michael Sabo and seconded by Ron Hubbard, the Board of Directors voted unanimously to approve the architectural application submitted by Harlan Saathoff of 234 Camino Del Postigo to install a 3 ft. wide sidewalk along the east side of his home, as submitted.

Approval of Landscape Enhancements: Upon a motion duly made by Michael Sabo and seconded by Ron Hubbard, the Board of Directors voted unanimously to authorize Rescom to proceed with the removal of three dead (3) African Sumac Trees throughout the community and replace those trees with two (2) shrubs for each location, for the sum of \$400.

Landscape Specifications and Addendum: There was a detailed discussion between the Board of Directors and Management regarding the landscape specifications and landscape addendum. The Board requested Management to send out the landscape cover letter and specifications to the three bidding parties. Once the proposals have been received, the Landscape Committee will review each bid and submit a list of questions to ask each bidder. Personal interviews will be set up on site with the bidding parties.

ADJOURNMENT:

There being no further business to come before this Board of Directors, the meeting was officially adjourned at 1:10 p.m.

ATTEST:

SIGNATURE:

DATE: