

BERNARDO SANTA FE HOMEOWNERS' ASSOCIATION

C/o Association Management Group
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BOARD OF DIRECTORS MEETING • GENERAL SESSION TUESDAY • JULY 28, 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, July 28, 2009 at 11:30 a.m., at the Escondido City Library located at 239 S. Kalmia Street in Escondido, California.
- ATTENDEES:** Ed Lehman, Jerry Buck and Michael Sabo were in attendance. Ron Hubbard and Dan Conner were unable to attend.
- Molly Rock and Earl Feuer of Association Management Group represented Management.
- There was one (1) homeowner in attendance.
- CALL TO ORDER:** Ed Lehman 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:** New Homeowners, **Ed and MaryAnne Perry of 102 Camino Bailen** attended the meeting to introduce themselves to the Board. They asked a few questions regarding architectural applications and landscaping concerns. The Board thanked Mr. and Mrs. Perry for attending the meeting.
- PROPERTY MANAGEMENT REPORT:** Community Manager, Molly Rock, 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 Ed Lehman, the Board of Directors voted unanimously to approve the May 26, 2009 General Session Meeting and Meeting minutes, as submitted.

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

Action to Address Delinquent Assessments: Upon a motion duly made by Michael Sabo and seconded by Ed Lehman, the Board of Directors voted unanimously to place a foreclosure on APN 271-151-14-00, pending the home does not get purchased at the August 25, 2009 auction.

Bee Control: Upon a motion duly made by Jerry Buck and seconded by Michael Sabo, the Board of Directors voted unanimously to approve the Association as being responsible for bee maintenance in the common area fences and walls, this includes removal of bees, repair and paint.

Architectural Processing: Upon a motion duly made by Michael Sabo and seconded by Jerry Buck, 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 Jerry Buck, 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.

Landscape Request: Upon a motion duly made by Michael Sabo and seconded by Jerry Buck, the Board of Directors voted unanimously to approve the landscape request submitted by 3305 Camino Vallareal to remove a pine tree in the front yard, pending final approval of Ed Lehman.

Tree Treatment: Upon a motion duly made by Michael Sabo and seconded by Jerry Buck, the Board of Directors voted unanimously to approve Rescom to spray the trees along Del Lago for the sum of \$3,948, pending a tree report from Bryan at Four Seasons Tree Care.

Power Washing on Del Lago: Upon a motion duly made by Michael Sabo and seconded by Ed Lehman, the Board of Directors voted unanimously to approve Rescom to power wash the stucco wall along Del Lago for the sum of \$500, as submitted.

Other Discussion Items: The Board discussed the landscape contract proposals and asked Management to get more information on dump fees and whether or not labor is included in landscape extras. Once more information is supplied; the Board will decide which companies to interview.

In addition, the Board discussed the water restrictions. The Board requested Management obtain water usage reports from the City and Instruct Rescom to submit the water meter readings each week via email.

ADJOURNMENT:

There being no further business to come before this Board of Directors, the meeting was officially adjourned at 12:45 p.m.

ATTEST:

SIGNATURE:

DATE: