

BERNARDO SANTA FE HOMEOWNERS' ASSOCIATION

C/o Association Management Group
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BOARD OF DIRECTORS MEETING • SPECIAL GENERAL SESSION TUESDAY • AUGUST 25, 2009 • 11:00 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 Special General Session meeting of the Board of Directors for the Bernardo Santa Fe Homeowners' Association was posted on the community association bulletin board prior to the meeting held on Tuesday, August 25, 2009 at 11:00 a.m., at the Escondido City Library located at 239 S. Kalmia Street in Escondido, California.

ATTENDEES: Dan Conner, Jerry Buck and Michael Sabo were in attendance. Ed Lehman and Ron Hubbard were unable to attend.

Earl Feuer of Association Management Group represented Management.

CALL TO ORDER: Dan Conner officially called the meeting to order at 11:00 a.m.

2010 Budget: The Board reviewed and discussed the 2010 operating and reserve funding budget. The Board reviewed the reserve study to ensure the funding met the minimum recommended in the reserve study. The reserve funding for 2010 slightly exceeds the recommendation from the 2009 SCT Reserves study report.

Approval of Budget: Upon a motion duly made by Michael Sabo and seconded by Jerry Buck, the Board of Directors voted unanimously to approve the operating and reserve funding budget with assessments remaining at \$190 a month, as submitted August 25, 2009.

Street Maintenance: The Board suggested someone from the City review the condition of our streets and offer some comment on what maintenance program should be in place. The Board's looking for input on budgeting for future repairs. Dan Conner said he would speak to Sam Abed and see if he could help us get a City inspection of our streets.

Reserve Update: The Board briefly talked about having SCT Reserves update the study of reserve assets and liabilities. The Board wants a more specific plan for asphalt maintenance to ensure

the Association is budgeting properly. Management will speak with the reserve company and have the report updated in December as part of the annual Reserves study update process. The cost is \$500, including the disclosure report required for mailout to the members before the end of the year.

Architectural Application: An architectural application from Mr. Perry from 102 Camino Bailen was received August 10, 2009. Mr. Perry wants to remove two Willow trees on either side of his front yard. In addition, he'd like to replace the tree on the south side of the lawn with a tree from a former residence. The Board talked about the request and Dan Conner agreed he would communicate with Ed Lehman and set up a tour of the property to confirm removing the two Willow trees would not be a problem. In addition, the Board directed management to correspond with the homeowner, requesting more information about the replacement tree, including the species and height and width of the tree. The concern is predominately regarding insect infestations we have been battling with pine trees in the neighborhood. The application is being held until the architectural committee and/or Board is comfortable with the data and considers the mature replacement tree requested by Mr. Perry.

ADJOURNMENT:

There being no further business to come before this Board of Directors, the meeting was officially adjourned at 11:50 a.m.

ATTEST:

SIGNATURE:

DATE: