

BERNARDO SANTA FE HOMEOWNERS' ASSOCIATION

C/o Association Management Group
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BOARD OF DIRECTORS MEETING • GENERAL SESSION TUESDAY • NOVEMBER 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, November 24, 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 Ron Hubbard, Dan Conner and Michael Sabo were in attendance.
- Sandy Cheng and Earl Feuer of Association Management Group represented Management.
- There were no (0) homeowners in attendance.
- CALL TO ORDER:** Dan Conner officially called the meeting to order at 11:30 a.m.
- EXECUTIVE SESSION REPORT:** No report was given, as there were no homeowners present.
- HOMEOWNER DISCUSSION:** There was no homeowner discussion.
- 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 Ed Lehman and seconded by Dan Conner, the Board of Directors voted unanimously to approve the July 28, 2009 General Session Meeting and September 29, 2009 Annual Meeting and Organizational Meeting minutes, as submitted.

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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 July, August, September and October 2009 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 Ron Hubbard and seconded by Ed Lehman, the Board of Directors voted unanimously to authorize management to take APN 271-141-16-00 to Small Claims Court, file the paperwork and appear in Court.

Reserve Study: Upon a motion duly made by Ron Hubbard and seconded by Dan Conner, the Board of Directors voted unanimously to approve the 2010 reserve study prepared by SCT Reserve Consultants, Inc., as presented and for management to mailout the executive summary to all homeowners as required by law.

Year End Reports: Upon a motion duly made by Ed Lehman and seconded by Dan Conner, the Board of Directors voted unanimously to authorize Charles Frisbey, CPA, to prepare the year end taxes and financial report at a cost of \$800.

Merrill Lynch Recommendations: Upon a motion duly made by Ed Lehman and seconded by Dan Conner, the Board of Directors voted unanimously to authorize Merrill Lynch to proceed with the investment recommendations, as presented.

Homeowner Correspondence: The Board reviewed the correspondence presented by management and instructed the following:

Zwang (248 Camino Tablero): The Board instructed management to issue a work order to ResCom to plant flowering shrubs as necessary.

Pillsworth (3114 Via Valesco): The Board reviewed the two correspondence submitted by the homeowner and the tenant. The Board instructed management to write a response letter to both parties explaining the correct parking rules in the CC&Rs and to let the homeowner know that they are interpreting the CC&Rs incorrectly.

Jordan (3315 Camino Vallareal): The Board directed management to respond to the homeowner to let them know they need to utilize the four parking spaces in the garage. They are allowed to park one vehicle on the street.

Landscape Enhancements: Upon a motion duly made by Ron Hubbard and seconded by Dan Conner, the Board of Directors voted

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unanimously to authorize ResCom to proceed with replanting the slopes with 5-gallon shrubs at a cost of \$4,192, as submitted.

Landscape Specifications: Upon a motion duly made by Ron Hubbard and seconded by Michael Sabo, the Board of Directors voted unanimously to approve the landscape maintenance proposal and contract submitted by ResCom, effective January 1, 2010, with the condition ResCom locks in the proposed contract rate for two years with a 30 day cancellation.

Stucco Wall on Del Lago: Upon a motion duly made by Ron Hubbard and seconded by Michael Sabo, the Board of Directors voted unanimously to authorize CAT Sandblasting and Stucco to repair the stucco walls by the planter by the gate and proceed with drilling of weep holes at a cost not to exceed \$1,500.

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: