

# BERNARDO SANTA FE HOMEOWNERS' ASSOCIATION

C/o Association Management Group  
Tel: (760) 931-4180 Fax: (760) 931-4188

2131 Las Palmas Drive, Suite A, Carlsbad, CA 92011-1524  
Email: amg@sdamg.net

## BOARD OF DIRECTORS MEETING • GENERAL SESSION TUESDAY • JANUARY 26, 2010 • 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, January 26, 2010 at 11:30 a.m., at the Escondido City Library located at 239 S. Kalmia Street in Escondido, California.
- ATTENDEES:** Jerry Buck Ron Hubbard, Dan Conner and Michael Sabo were in attendance. Ed Lehman was unable to attend.
- Sandy Cheng 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.
- COMMITTEE REPORTS:** There were no committee reports given.
- PROPERTY MANAGEMENT REPORT:** Community Manager, Sandy Cheng, 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 Dan Conner, the Board of Directors voted unanimously to approve the November 24, 2009 General Session Meeting minutes, as submitted.

**Approval of Financial Statements:** Upon a motion duly made by Michael Sabo and seconded by Dan Conner, the Board of Directors voted unanimously to approve the November and December 2009 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 Ron Hubbard and seconded by Michael Sabo, the Board of Directors voted unanimously to authorize filing a Lien on account 03416-02.

**Homeowner Correspondence:** The Board reviewed the correspondence between Mr. Pillsworth from 3114 Via Valesco and management regarding parking violations. The Board agreed the email from management properly quoted the correct section of the CC&Rs stating the necessary parking rules. Any future parking violations will be monitored and reported by the Board if necessary.

**CC&R and Bylaw Restatement:** The Board reviewed the proposal submitted by Epsten, Grinnell and Howell to review and restate the Bernardo Santa Fe governing documents, but decided to table the proposal until further notice.

**Landscape Enhancements:** The Board reviewed the bid submitted by ResCom to install three 15-gallon Plumbago and remove all the ivy Geraniums and requested the bid be revised and separated into two bids. This bid will be tabled until revised bids are received.

ADJOURNMENT:

There being no further business to come before this Board of Directors, the meeting was officially adjourned at 12:40 p.m.

ATTEST:

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

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