

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 • MAY 25, 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, May 25, 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 12:30 a.m.
- SPECIAL PRESENTATION:** **Bryan and Shannon from Four Seasons Tree Care** attended the meeting and talk to the Board about the updated three year tree care plan. Bryan went through the three year plan and the tree removal list with the Board. Bryan and Shannon walked the entire property to update the tree inventory and listed all the hazardous trees, including Pepper trees for removal for 2010.
- There was discussion about tree trimming for 2010. Bryan strongly recommended the Board consider trimming some tree this year since they skipped tree trimming in 2009. The Board agreed that tree trimming needs to be done and will consider having it done in the fall.
- Bryan and Shannon will be sending over the flyer to notify the homeowners in case they want to contract with Four Seasons for tree removal or trimming on their own property. The Board thanked Four Seasons for coming to the meeting.
- Steve Abruzzo, landscape consultant,** attended the meeting to talk to the Board about drought tolerant landscape. Management explained to Steve that the Board is looking to have a proactive plan and a list of guidelines for homeowners when they submit plans to

convert their lawns to drought tolerant landscaping. Steve said he would be able to help the Association create a list of plants and shrubs to use and some simple guidelines, if the Board wishes; however, he would not recommend going into too much detail or to have too many restrictions because the main goal is to keep the changes consistent.

The Board thanked Steve for coming to the meeting and said the Association will be in touch with him.

**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 Jerry Buck, the Board of Directors voted unanimously to approve the March 23, 2010 General Session Meeting minutes, as submitted.

Approval of Financial Statements: Upon a motion duly made by Michael Sabo and seconded by Ron Hubbard, the Board of Directors voted unanimously to approve the March and April 2010 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 Jerry Buck, the Board of Directors voted unanimously to not to proceed with foreclosure on APN 271-151-14-00.

Year End Financial Report: Upon a motion duly made by Ron Hubbard and seconded by Jerry Buck, the Board of Directors voted unanimously to approve the 2009 year end financial review report prepared by Charles Frisbey, CPA and authorizes AMG to mail out the approve report to Membership, as required by law.

Inspector of Election: Upon a motion duly made by Ron Hubbard and seconded by Dan Conner, the Board of Directors voted unanimously to appoints Sandy/ AMG to be the Inspector of Election for the 2010 Annual Election.

Architectural Request: Upon a motion duly made by Ron Hubbard and seconded by Jerry Buck, the Board of Directors voted unanimously to approve the architectural application submitted by Mr. Swiatkowski (3302 Camino Vallareal) for the installation of solar panels.

Newsletter: Upon a motion duly made by Ron Hubbard and seconded by Jerry Buck, the Board of Directors voted unanimously to approve the draft newsletter and authorizes AMG to mail out the newsletter to Membership.

Tree Care Plan: Upon a motion duly made by Ron Hubbard and seconded by Dan Conner, the Board of Directors voted unanimously to approve the proposal submitted by Four Seasons Tree Care for tree removal in 2010 for a total of \$4,175.

Irrigation: Upon a motion duly made by Ron Hubbard and seconded by Jerry Buck, the Board of Directors voted unanimously to approve ResCom's bid to replace the current irrigation system with Netafin Tech Line drip irrigation for a total of \$829.00 as long as any existing plants need to be removed for this installation they will be replanted by ResCom.

Rusted Fence and Gate: Upon a motion duly made by Ron Hubbard and seconded by Dan Conner, the Board of Directors voted unanimously to approve ResCom's bid to repair and paint the rusted wrought iron fence and gate and to replace the missing gate lock on Marzagan for a total of \$665.00, as submitted.

Del Lago Gate Painting: The Board reviewed the proposal submitted by Custom California Painting to paint the two vehicle gates, two pedestrian gates and the wrought iron fences on each side for a total of \$2,300 on the condition the painters meeting with APS technicians onsite to make sure the gates are not rubbing and chipping off paint with could void the warranty provided by Custom California Painting.

Gate Painting Approval: Upon a motion duly made by Ron Hubbard and seconded by Jerry Buck, the Board of Directors voted unanimously to authorize Custom California Painting to paint the two vehicle gates, two pedestrian gates and the wrought iron fences on each side for a total of \$2,300.

No Skateboarding Sign: Upon a motion duly made by Ron Hubbard and seconded by Dan Conner, the Board of Directors voted unanimously to approve the bid submitted by San Diego Signs for creating and installing the No Skateboarding sign at the Del Lago entry for a total not to exceed \$100.00 on the condition the Montclair agrees to install the same sign at the other entry.

HOMEOWNER
DISCUSSION:

There were no homeowners in attendance; therefore there were no homeowner comments made.

DATE OF THE

**Bernardo Santa Fe Homeowners' Association
Board of Directors Meeting • General Session**

Tuesday • May 25, 2010 • 11:30 a.m.

At the Escondido Public Library

MINUTES

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NEXT MEETING: The next meeting of the Board of Directors will be held on July 27, 2010 at 11:30 am at the Escondido City Library, 239 S. Kalmia Street, Escondido California.

ADJOURNMENT: There being no further business to come before this Board of Directors, the meeting was officially adjourned at 1:30 p.m.

ATTEST:

SIGNATURE:

DATE: