

# 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

THURSDAY • JULY 27, 2017 • 5:00 P.M.

AT OAKMONT OF ESCONDIDO HILLS  
3012 BEAR PARKWAY SOUTH, ESCONDIDO

#### MINUTES

- 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 Thursday, July 27, 2017 at 5:00 p.m., at Oakmont of Escondido Hills, 3012 Bear Parkway South, Escondido.
- ATTENDEES:** Dan Conner, Ed Perry, Sandy Eischen and Jerry Potts were all in attendance.
- Arien Tujague of Association Management Group represented Management.
- There was one (1) homeowner in attendance.
- Kimberly Enderle of 3363 Camino Marzagan
- CALL TO ORDER:** Dan Conner officially called the meeting to order at 4:50 p.m.
- EXECUTIVE SESSION MEETING REPORT:** Arien Tujague gave the Executive Session meeting report, indicating the board met in Executive Session prior to the General Session and took the following actions: approved minutes of the May 25, 2017 Executive Session meeting, reviewed delinquent assessments, held a hearing to show cause for an unresolved rule violation and reviewed the log of outstanding rules violations.
- HOMEOWNER FORUM:** There was one homeowner in attendance who had an opportunity to speak with the Board.
- Enderle, 3318 Camino Mazargan,** inquired about the status of her architectural application, architectural processing procedures and as to whether agendas could be emailed to those homeowners on e-consent.

**MINUTES**

Page 2 of 4

**MANAGEMENT  
REPORT:**

Community Manager, Arien Tujague, previously provided the Board of Directors with a comprehensive written property management report for their review and comment. There was general discussion on many of the items recorded, during which the following actions were taken.

**Approval of Minutes:** Upon a motion duly made by Ed Perry and seconded by Sandy Eischen, the Board of Directors voted unanimously to approve the May 25, 2017 General Session minutes, as submitted.

**Approval of Financial Statement:** Upon a motion duly made by Jerry Potts and seconded by Ed Perry, the Board of Directors voted unanimously to approve the May and June 2017 financial statements, including the review of bank statement and account reconciliations and journal entries, as submitted, pending CPA review.

**Reserve Investment Recommendation:** Upon a motion duly made by Sandy Eischen and seconded by Dan Conner, the Board of Directors voted unanimously to approve the routine reserve re-investment recommendation, as submitted.

**Budget:** The Board reviewed the first draft budget for fiscal year 2018 and directed management that they would like it revised to reflect no increase to assessments.

**Reserve Study:** Upon a motion duly made by Dan Conner and seconded by Ed Perry, the Board of Directors voted unanimously to memorialize Board approval of the reserve study financial update preparation with SCT Reserve Consultants at a cost of \$500.

**Year End Financial and Taxes:** Upon a motion duly made by Ed Perry and seconded by Sandy Eischen, the Board of Directors voted unanimously to memorialize Board approval of the year-end financial and tax preparation with Frisbey, Carter and Associates at a cost of \$800.

**Meeting Agenda:** The Board directed management to send out the Board meeting agenda to the homeowners signed up for electronic communication through the HOA.

**Architectural Requests:** Management inquired as to the status of two pending architectural applications. Sandy Eischen and Dan Conner agreed to meet over the upcoming weekend to review and approve the pending requests.

**Welcoming Committee:** The Board directed management to hold any violations for a new homeowner for at least thirty (30) days following close of escrow and stated that the Welcoming Committee would be informed of the same.

**MINUTES**

**Social Events:** Sandy Eischen offered to reach out to the Social Committee in Montclair and see about coordinating a joint social event.

**Cooperation with Montclair:** The Board directed management to send a copy of the general agenda to the manager of Montclair to distribute to their Board in advance of any regularly scheduled Board meeting. If the Montclair Board found anything on the agenda to be of mutual interest, a representative would be permitted to attend the meeting to observe.

**Archive Purge:** The Board requested management estimate the time it might take to digitize the archives that need to be kept and purge the remaining. Jerry Potts will bring a competing bid to the next meeting.

**Landscape Extras:** Upon a motion duly made by Sandy Eischen and seconded by Ed Perry, the Board of Directors voted unanimously to accept proposal 06, 08 and 09 from Green Valley, as follows:

#06: Install Podocarpus tree were a dead tree was removed on the north Del Lago slope, at a cost of \$350.

#08: Remove three (3) dying Sycamore trees south of the Del Lago entrance gate, at a cost of \$450.

#09: Remove one (1) dead African Sumac tree behind 282 Camino Del Postigo, at a cost of \$300.

**Sidewalk Repairs:** Upon a motion duly made by Jerry Potts and seconded by Dan Conner, the Board of Directors voted unanimously to approve the missed concrete grinding on Avenida Magoria at a cost of \$250.

The Board tabled decision for digging out and re-pouring a stretch of uniformly lifted sidewalk on Avenida Magoria between Camino Marzagan and Via Cabo Verde, for six months, unless a surface trip hazard presents in that time.

**Asphalt Slurry/Crack Fill:** : Upon a motion duly made by Jerry Potts and seconded by Sandy Eischen, the Board of Directors voted unanimously to approve the slurry seal for the missed segment of asphalt between Camino Marzagan and the border with Montclair, as well as filling of four cracks on Via Ribera, with National Paving at a cost of \$895.

**Solar Traffic Sign:** : Upon a motion duly made by Jerry Potts and seconded by Ed Perry, the Board of Directors voted to approve the installation of one "Your Speed" solar radar sign, visible coming downhill on Camino Marzagan with installation, at a total cost of \$3825 by majority; Dan Conner voted "no". The Board requested that management inquire about installation on the existing pole which already has the Speed Limit 20 MPH sign, rather than on a new pole.

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

**Thursday • July 27, 2017 • 5:00 p.m.**

At Oakmont of Escondido Hills

**MINUTES**

Page 4 of 4

**DATE OF THE NEXT  
MEETING:**

The next meeting is the Annual Meeting and Election of Directors scheduled for Thursday, September 28, 2017 at 4:30 p.m. at Oakmont of Escondido Hills, 3012 Bear Parkway South, Escondido. The next meeting of the Board of Directors is scheduled for November 30, 2017 at 5:00 p.m. at Oakmont of Escondido Hills, 3012 Bear Parkway South, Escondido.

**ADJOURNMENT:**

There being no further business to come before this Board of Directors, the General Session Meeting for the Bernardo Santa Fe Homeowners Association was officially adjourned at 5:55 p.m.

**ATTEST:**

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

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