
BERNARDO SANTA FE

HOMEOWNERS' ASSOCIATION

C/o Association Management Group
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BOARD OF DIRECTORS MEETING • GENERAL SESSION TUESDAY • JULY 28, 2015 • 2:30 P.M.

AT THE OAKMONT OF ESCONDIDO HILLS
3012 BEAR PARKWAY S., 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, July 28, 2015 at 2:30 p.m., at the Oakmont of Escondido Hills, 3012 Bear Parkway S., Escondido, California.
- ATTENDEES:** Dan Conner, Geoff Moyle, Ed Perry and Brooks Deegan were in attendance. Sandy Eischen was not in attendance.
- Vanessa Beebe of Association Management Group represented Management.
- CALL TO ORDER:** Dan Conner officially called the meeting to order at 2:30 p.m.
- EXECUTIVE SESSION MEETING REPORT:** There was no Executive Session prior to the General meeting.
- HOMEOWNERS:** There were two homeowners in attendance: Mrs. Jo-Lind Eckstein from 3206 Camino Vallareal and Ms. Joan Buckingham from 288 Camino Tablero attended the meeting. The owners attended the meeting to get an update on what is going on with the community.
- MANAGEMENT REPORT:** Community Manager, Vanessa Beebe, 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 Brooks Deegan and seconded by Geoff Moyle, the Board of Directors voted unanimously to approve the May 26, 2015 General Session General Session meeting minutes.
- Approval of Financial Statement:** Upon a motion duly made by Ed Perry and seconded by Dan Conner, the Board of Directors voted unanimously to approve the May and June 2015 Financial Statement, including the review of bank statements, journal entries and account reconciliations as submitted pending CPA review.

2016 Budget: Upon a motion duly made by Geoff Moyle and seconded by Brooks Deegan, the Board of Directors voted three to one, with Ed Perry not in agreement of approving the 2016 budget with a \$10 increase of assessments for water and to fund reserves. Management will email the second draft of the budget for review, prior to finalizing. Management is authorized to distribute the budget to the homeowners.

Proposal to Amend CC&R's and Bylaws: Upon a motion duly made by Geoff Moyle and seconded by Brooks Deegan, the Board voted unanimously to approve the proposal submitted by Epsten Grinnell and Howell to amend the CC&Rs and Bylaws.

2016 Reserve Study: Upon a motion duly made by Geoff Moyle and seconded by Dan Conner, the Board voted unanimously to authorize finalizing the study of reserve assets and liabilities and to present the report to the members as required by law. The money to pay for the expense has been added to the 2016 reserve study.

Pedestrian Gate: Upon a motion duly made by Geoff Moyle and seconded by Brooks Deegan, the Board voted unanimously to approve the proposal submitted by ReliaBuilt for \$2,680 to replace the two pedestrian gates, which will be paid from reserves.

The Board adjourned the meeting for an emergency executive session to address a confidential matter in regards to a homeowner claim.

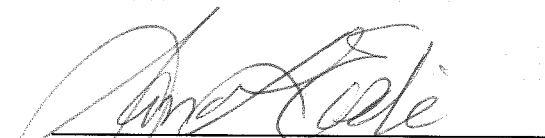
DATE OF THE NEXT MEETING:


The next meeting is the Annual Meeting and Election and is scheduled for Tuesday, September 22, 2015 at 7:00 p.m. at the Oakmont of Escondido Hills, 3012 Bear Parkway South, Escondido, California.

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 4:00 p.m.

ATTEST:


SIGNATURE:


DATE: