

BERNARDO SANTA FE HOMEOWNERS' ASSOCIATION

C/o Association Management Group
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BOARD OF DIRECTORS MEETING • GENERAL SESSION TUESDAY • JANUARY 28, 2014 • 2:45 P.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 28, 2014 at 2:45 p.m., at the Escondido City Library, 239 S. Kalmia Street in Escondido, California.

ATTENDEES: Dan Conner, Bill Key, Sandy Eischen Geoff Moyle and Ed Perry were in attendance.

Vanessa Beebe of Association Management Group represented Management.

CALL TO ORDER: Dan Conner officially called the meeting to order at 3:35 p.m.

EXECUTIVE SESSION MEETING REPORT: The Board met in Executive Session prior the General Session meeting and approved the November 26, 2013 Executive Session meeting minutes, discussed and took action on a delinquent account and discussed and reviewed a homeowner violation.

HOMEOWNER DISCUSSION: There were no homeowners in attendance.

SPECIAL PRESENTATION: Green Valley Landscape attended the meeting to discuss the landscape proposals submitted to renovate the Del Lago entry. Green Valley discussed the work proposed and the various trees that would be planted.

PROPERTY MANAGEMENT REPORT: Community Manager, Vanessa Beebe, 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 Sandy Eischen and seconded by Geoff Moyle, the Board of Directors unanimously voted to approve the November 26, 2013 General Session Meeting minutes, as submitted.

Approval of Financial Statements: Upon a motion duly made by Geoff Moyle and seconded by Sandy Eischen, the Board of Directors voted unanimously to approve the November and December 2013 financial statements, including the review of bank statement, journal entries and account reconciliations, as submitted, pending CPA review.

Delinquent Account (APN 271-151-14-00): Upon a motion duly made by Geoff Moyle and seconded by Sandy Eischen, the Board of Directors voted unanimously to change the prior decision to take APN 271-151-14-00 to small claims court and instead agreed to file a notice of default on the severely delinquent account and to proceed with foreclosure if the owner does not pay the account in full or agree to a payment plan.

2014 AMG Rate Schedule: Upon a motion duly made by Ed Perry and seconded by Bill Key, the Board of Directors voted unanimously to approve Association Management Group's rate schedule.

Del Lago Gate Renovation: Upon a motion duly made by Ed Perry and seconded by Sandy Eischen, the Board of Directors voted unanimously to approve Green Valley's proposal to renovate the front entry at the Del Lago entrance for a total of \$17,588 to be paid from the reserve account. The Board agreed to borrow the money from the asphalt fund to pay for the expense because the Association is over funded and has the funds pay for the expense.

Irrigation Repairs: Upon a motion duly made by Geoff Moyle and seconded by Dan Conner, the Board of Directors voted unanimously to approve Green Valley's request to allow for a \$1,500 allowance to make irrigation repairs on the Avenida Magoria slope.

Guard Shack: Upon a motion duly made by Ed Perry and seconded by Bill Key, the Board of Directors voted unanimously to approve ResCom's proposal to address interior repairs on the inside of the guard shack. The repairs include replacing drywall, clean and paint the interior adjust the closet doors, replace vertical blinds and repair stucco outside the building.

DATE OF THE
NEXT MEETING:

The next meeting of the Board of Directors will be held on March 25, 2014 at the Escondido Library, 239 S. Kalmia St., Escondido

ADJOURNMENT:

There being no further business to come 4:10 p.m.

ATTEST:


SIGNATURE:


DATE: