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# BERNARDO SANTA FE

## HOMEOWNERS' ASSOCIATION

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C/o Association Management Group  
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### BOARD OF DIRECTORS MEETING • GENERAL SESSION TUESDAY • JULY 22, 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, July 22, 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 and Geoff Moyle were in attendance.

Ed Perry was unable to attend.

Vanessa Beebe of Association Management Group represented Management.

**CALL TO ORDER:** Dan Conner officially called the meeting to order at 2:45 p.m.

**EXECUTIVE SESSION MEETING REPORT:** The Board of Directors met in the Executive Session prior to the General Session meeting and approved the May 27, 2014 Executive Session meeting minutes and reviewed a delinquent account.

**HOMEOWNERS:** There were no homeowners in attendance.

**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 Geoff Moyle and seconded by Bill Key, the Board of Directors voted unanimously to approve the May 27, 2014 General Session Meeting Minutes.

**Approval of Financial Statement:** Upon a motion duly made by Geoff Moyle and seconded by Bill Key, the Board of Directors voted unanimously to approve the May through June 2014 Financial Statement, including the review of bank statements, journal entries and account reconciliations as submitted pending CPA review.

**2015 Budget:** Upon a motion duly made by Geoff Moyle and seconded by Sandy Eischen, the Board of Directors voted unanimously to approve the 2015 budget, pending changes made to reduce the reserve account and to increase water. The Board denied the \$10 assessment increase recommended by Management to cover the landscape and management contract increase and the tree trimming budget. Changes to the budget will be emailed to the Board for final review before mailing to the homeowners.

**Investment CD:** The current investment CD is through Merrill Lynch at a cost of \$150 for processing a year. Management recommended transferring accounts to Morgan Stanley. One of the specific reasons being that Management cannot sign documents on behalf of the Board. Any recommendations made by Merrill Lynch will require the Board to approve and sign directly with Merrill Lynch. The Board commented that if Morgan Stanley will reduce their fee to \$150 then the Board will switch companies.

**2014 Taxes:** Upon a motion duly made by Geoff Moyle and seconded by Bill Key, the Board of Directors voted unanimously to approve the proposal submitted by Frisbey, Carter and Associates to prepare the tax returns for a cost of \$800. There was comment about obtaining different bids for comparison next year.

**Reserve Study:** Upon a motion duly made by Geoff Moyle and seconded by Bill Key, the Board of Directors voted unanimously to approve the proposal submitted by SCT Reserves to conduct the Level III Financial update for a total of \$500.

**Mall Sign:** The Board reviewed correspondence submitted from Montclair's Community Manager Rebekkah Abney regarding the mall signage. The Board believes the signage should be turned off no later than 11 p.m. and back on by 6 a.m. The sign is currently on until midnight, which is affecting homeowners in both Associations.

**Gate Policy:** The Board discussed the gate policy and protocol. The Board agreed not to call APS after hours if the gate is stuck open and is not a danger to the residents. Management will be required to call for after hour service if the gates are inoperable and off the track or is a safety issue for residents driving through the gates.

**Pine Trees:** Upon a motion duly made by Geoff Moyle and seconded by Sandy Eischen, the Board of Directors voted unanimously to approve the proposal submitted by Plant-Tek to spray and treat the Pine trees outside of the community for mites.

**318 Camino Tablero (Pine Tree):** The Board reviewed a quote to remove the pine tree behind 318 Camino Tablero. The homeowner submitted the request because belief the tree was leaning. The Board has denied the request because landscaping confirmed there is a slight lean to the tree, but it is not a safety concern and there is no concern the tree is going to fall or cause damage to the home.

**Three Year Tree Trimming Plan:** The Board has tabled the review of the plan and requested that Green Valley Landscape attend the next meeting to discuss the tree care recommendations.

**Camino Del Postigo Slope Proposal:** The Board reviewed the proposal to re-plant bare areas on the Camino Del Postigo slope. This is the largest slope in the Association. The Board has tabled the discussion for the November Board meeting. Green Valley Landscape has already recommended not re-planting right now due to the hot weather.

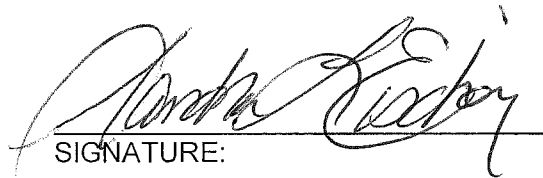
DATE OF THE NEXT  
MEETING:

The next meeting is the Annual Meeting and Election and is scheduled for Tuesday, September 23, 2014 at 7:00 p.m. at the Oakmont of Escondido Hills, 3012 Bear Pkwy, 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 4:15 p.m.

ATTEST:

  
SIGNATURE:

  
DATE: