

**SAN ELIJO HILLS #1 HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS'  
EXECUTIVE MEETING SUMMARY  
JANUARY 23, 2019**

The scheduled Board of Directors Executive Session meeting was held on January 23, 2019 at the Lomas Santa Fe County Club (Solana Beach) pursuant to the posted notice.

Present: Vice President Basore, Treasurer Costello, and Directors Fleming, Dunn and Llovera. President Ayers participated telephonically.

Absent: Secretary Bisserier

Also Present: Recording Secretary Quay

The Executive Session was called to order at 6:05 p.m. and a quorum was established. The Board discussed delinquent assessments.

**SAN ELIJO HILLS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS' MEETING  
JANUARY 23, 2019**

The scheduled Board of Directors meeting of the San Elijo Hills Homeowners Association, Inc. was held on January 23, 2019 at the Lomas Santa Fe County Club (Solana Beach) pursuant to the posted notice.

Present: Vice President Basore, Treasurer Costello, Directors Fleming, Dunn and Llovera

Absent: President Ayers and Secretary Bisserier

Also Present: Recording Secretary Quay and Association Members

- I. The meeting was called to order at 6:35 p.m.
- II. Establish Quorum: A quorum was established.
- III. The Board Meeting Minutes of November 28, 2018 were approved.
- IV. Member Input: There was no member input.
- V. Discussion on Sale of the Lomas Santa Fe Executive Golf Course. Sandy Punch reported that the sale was contingent upon re-zoning and it is rumored to have fallen out of escrow. She will continue to monitor the situation.
- VI. Committee Reports:
  - a. Architecture and Planning Board:
    1. Discussion ensued regarding the proposed expansion of a single-story home (765 Santa Camellia) to 2896 sq. ft. with a 3-car garage. Vice President Basore said that the Protective Covenant as written allows a single residence per lot and the proposed expansion is separate from the main house. Copies of the proposed plan were distributed. The applicant said that the two structures are attached by a breezeway giving the appearance of one continuous structure and everything is on one meter. Discussion

ensued. Several neighbors/ homeowners were given the opportunity to ask questions about the proposed addition. One homeowner stated that the plan was originally described as a “granny flat” which, if it includes a kitchen and bathroom, could become a rental. Several members stated that they didn’t want more cars and changes to the complexion of the community. It was suggested that the Board review the plans being submitted to the City to know what is actually being proposed. Director Fleming thanked the members for their input and added that the discussion helps the homeowners develop the property to enhance the community. The Board opined that perhaps an architect should be added to the Architectural Committee. Several homeowners volunteered to be an Architectural Consultant to the Committee.

2. Requests received, approved and closed: Vice President Basore said that three new requests have been received and distributed copies of a spreadsheet listing the resident’s name, address, date received and final decision.

3. Posting of Committee Guidance on OneDrive: Vice President Basore asked the Board to approve posting of informal guidelines that will be helpful to the Committee. ***Vice President Basore made a motion to approve the posting on OneDrive and Director Llovera seconded the motion. Director Fleming said that the document should be available for comment by the community and that he was not ready to vote on it. The question was called and it passed (4 yes, 1 no).***

b. Membership Committee:

1. Website Update: The website has been updated.

2. Posting of Committee Guidance on OneDrive: ***Vice President Basore made a motion to approve posting of Committee Guidance for review on OneDrive and to encourage the Membership Committee to improve on it. Motion was seconded by Director Dunn and it passed (4 yes and 1 no).***

c. Slope Committee:

1. Tree Trimming: Sandy Punch reported that the arborist inspected the trees on the East side and a few more trees in the ‘grove’ need to be removed. Cielo reported that there are bark beetles in a few trees and those trees will be treated. Most of the issues President Ayers asked to be addressed have to be completed including identifying mainlines, galvanized piping and sprinklers. The Committee is currently reviewing private property issues and will start on the South side. There are some irrigation lines behind fences on private property and it is an issue on how to change the controls. At this time, all the sprinklers are turned off. She said that other issues may come up due to the inclement weather, but right now, the HOA is current.

2. Posting of Committee Guidance on OneDrive: Vice President Basore made a motion to post Slope Committee Guidance on OneDrive. ***Vice President Basore made a motion that***

***was seconded by Director Dunn and it passed (3 yes and 2 no). Treasurer Costello asked Sandy Punch to review the document before posting it on OneDrive.***

d. Covenant Committee:

1. Status of CID Determination: Director Fleming said that he is in the process of working with State officials to see what it would take to eliminate the HOA's CID designation.

2. Posting of Officer's Guidance on OneDrive: Vice President Basore said that these are guidance documents for the Board President, Secretary and Treasurer and ***made a motion to approve posting the Guidance Documents on OneDrive. The Motion was seconded by Treasurer Costello and it passed (4 yes and 1 no).***

3. Discussion of the Policy Manual vs. Guidance documents. Vice President Basore distributed the proposed policy manual and guidance documents. He explained how he updated and revised the documents and that he didn't think the Policy Manual was needed. Discussion ensued on a policy regarding rentals. Director Fleming opined that if the Board could get a 2/3rds vote to approve, and include it in the CC&R's, it would help with enforcement. Discussion was tabled until next meeting.

VII. Financial Report: Treasurer Costello distributed copies of the budget. He explained that the water costs are down but legal expenses are over budget. The HOA will be getting an insurance bill in March or April of approximately \$9,000. Director Llovera is getting insurance quotes that the Board will review in March. The 1099's will be sent out soon. Treasurer Costello said that financially the HOA is in good shape.

VIII. New Business: Discussion ensued on items to be included in the newsletter with the next assessment mailing (i.e., logo competition, community garage sale and a search for new Board members). The date of the Annual meeting will also be in the newsletter.

IX. Adjourn: The regular Board meeting adjourned at 8:30 p.m. The next meeting will be held on Wednesday, February 27<sup>th</sup>, 2019.

Respectfully Submitted,

Daria Quay, Recording Secretary