

SAN ELIJO HILLS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS'
EXECUTIVE MEETING MINUTES SUMMARY
April 24, 2019

The scheduled Board of Directors' Executive Session meeting was held on April 24, 2019 at the Lomas Santa Fe County Club pursuant to the posted notice.

Present: President Ayers, Vice President Basore, Treasurer Costello, Secretary Bisserier, Directors Dunn and Fleming

Absent: Director Llovera

Also Present: Recording Secretary Quay

The Executive Session was called to order at 6:15 p.m. The Board discussed a proposed settlement agreement.

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Present: President Ayers, Vice President Basore, Treasurer Costello, Secretary Bisserier and Directors Fleming and Dunn

Absent: Director Llovera

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 March 27, 2019 were approved.
- IV. Member Input:
 - a. Sandy Punch said flyers, banners, and other advertising will announce the community garage sale on May 4, 2019 from 8 a.m. to noon. Arrangements have been made for the Disabled Vets to pick up unwanted items/donations after the sale.
 - b. Tracy Johnson Conroy said that all the debris on the property at 1435 Santa Marta will be cleared out as well as professional drawings submitted for painting, landscaping and fencing along the back of the property. The Board thanked her for improving the property and added that no approval is needed to clean up the property.
- V. Committee Reports:
 - a. Architecture and Planning Board:

1. Improvement requests submitted, decided and closed. Vice President Basore said that there are three submissions: a) the Conroy submittal at 1435 Santa Marta, b) Fencing at 539 San Mario, and c) windows at 717 Santa Camelia were approved.
2. Add Guidance Text to Request for Architectural Improvement Form: Chris Allen suggested adding a cover letter with instructions to provide more guidance to help with the submittal process. Discussion ensued on a draft of the proposed Architectural Improvement Request Form. Other changes include: a) only one submittal for landscaping is needed, b) colors are required for additions and alternations, and c) 24" x 36" size plans are required for each project. ***A motion was made by Director Fleming to approve the draft of the Architectural Improvement Request Form with modifications as discussed by the Board. Motion was seconded by Secretary Bisserier and the motion passed.*** Several other changes to the submittal process were discussed and will be addressed by the new Board as they may require changes to the Articles.

b. Slope Committee:

1. Landscaping Update: Sandy Punch said that they are; a) making improvements to the irrigation system, b) working on the weed situation, c) cleaning out the Torrey Pines trees, and d) replacing trees that have been removed with new trees. Discussion ensued on the bee problem. Sandy Punch said that she will put "something" in the valve boxes to keep the bees (and snakes) out. If it works, President Ayers asked her to share it with the community.
2. Draft of Slope Enhancement Form: The Board discussed a form that members can submit to the Slope Committee if they want to pay for improvements to the slopes. If approved, the Association will maintain the landscaping. The form will be put on the website.

c. Covenant Committee:

1. Discuss Amendments to PC&R Articles I-III: President Ayers said that the PC&R's have not been updated since 1973. He suggested that an attorney handle the revisions or a possible total rewrite. Finally, a 2/3rds approval will be required to approve the amended PC&R's. Director Fleming said that it is a very big project and make take a year to complete. The Board agreed that it should be a project for the new Board.

d. Program and Social Committee Report:

1. Update on Annual Meeting Status: The program for the June 26th meeting will start at 5:30 p.m. Since the sale of the golf course and low income housing will be discussed, a big turn-out is expected. Ballots will be counted at 5:30 p.m. The regular Board meeting will follow the special presentations at 7:00 p.m.

e. Membership Committee report:

1. Logo Contest: There are no submissions to-date.
2. Election Process Summary: The Board discussed who on the current Board would be a candidate for another term. Director Dunn said that he will be "retiring" from the Board.
3. Provisional Ballots: The Board agreed to allow provisional ballots in order to get a quorum.

VI. Appoint Election Inspectors: ***On a motion made by President Ayers and seconded by Vice President Basore, the Board appointed Daria Quay and Mike Dunn as Election Inspectors. The motion passed.***

- VII. Financial Report: Treasurer Costello reported the Association has \$152,392.83 in working capital as of 4.23.19. The Board will review and approve the new budget at the next Board meeting. Discussion ensued on a potential 7% rate increase and discussed whether to put a lien on the property that is currently \$2,300 in arrears.
- VIII. New Business: The Board will review a proposed Violation Letter at the next Board meeting.
- IX. Adjourn: The meeting adjourned at 8:15 p.m. The next regular Board meeting will be on May 22, 2019 at 6:30 p.m.

Respectfully Submitted,

Daria Quay, Recording Secretary