

**SAN ELIJO HILLS HOMEOWNERS ASSOCIATION, INC.  
PO BOX 232, SOLANA BEACH, CA 92075**

**BOARD OF DIRECTORS' MEETING MINUTES**

**No Executive Session was held.**

**WEDNESDAY, OCTOBER 6, 2021**  
**6:30 p.m.**

**Present: Vice President Allen, Secretary Basore, and Treasurer Costello, Members Barnett, Copenhaver(2), Dorney, Gordon, and Punch. Member Andreason arrived during New Business.**

**Absent: President Klein and Director Bisserier**

**Participating telephonically: Director Luque and Director Krems**

- I. Call to Order:** The meeting was called to order by Vice President Allen at 6:33 p.m.
- II. Establish Quorum:** A quorum of 5 was established.
- III. Approve Meeting Minutes:** The September 2021 minutes were approved with the correction that Vice President Allen was appointed as the Membership Committee Chair.
- IV. Member Input:** Member Copenhaver offered to give the HOA access through his property at 531 Santa Victoria to maintain the slope if the HOA agrees to help pay for installation of a permanent stairway on the slope. This matter will be New Business at the November board meeting.
- V. Old Business:** The appointment of a Slopes Committee Chair was delayed until next meeting.
- VI. Committee Reports**
  - a. Slopes Committee: Three Melaleuca trees were planted at 1155 Santa Luisa at the owner's expense. A dying tree was removed from the slope at 1333 Santa Luisa. Eight trees were planted on Santa Camelia and ground cover will be planted in October. An authorized fence at 411 Santa Victoria overlaps major irrigation lines on the east side of that lot. The as-built irrigation diagrams from 1977 show the lines being east of the lot boundary, but they are actually west of the lot boundary. The irrigation lines will have to be re-run on the east (slope) side of the lot boundary.
  - b. Architectural & Planning Board: Second-story expansions at 550 San Mario and 1229 Santa Luisa were presented to the board. No adverse feedback was received. The owner of 550 San Mario was unable to contact the next-door neighbor at 556 San Mario. The board acknowledged that it, too, has had difficulty contacting that owner and the board accepted that the owner had made a diligent effort. Two other projects were approved; a pool, solar, patio cover, and driveway at 1440 Santa Marta; and clear rear fence at 753 Santa Camelia.
  - c. Program & Social Committee: No report.

- d. Membership Committee: No report.
  - e. Ad Hoc Committee on San Mario Traffic calming: Report delayed pending arrival of Member Andreason. She reported that, because the streets are under the control of the City (not the HOA), the ad hoc committee has concluded that it can be more effective if it operates independently of the HOA. The board agreed and by a vote of 5-0 the ad hoc committee's HOA status was terminated.
  - f. Ad Hoc Committee on Updating the PC&Rs: An additional 33 ballots were received since the last meeting. Six of these were duplicates of previously submitted ballots and not counted, 24 were signed and marked Yes, and 3 were marked No. That brings the total ballot count to 139 Yes, 20 No, and 33 Abstain. That exceeds the 128 Yes votes required to adopt the new covenants. The next steps are to check with the HOA's attorney regarding the process for recording the new PC&Rs with the County, and updating the HOA's website. Secretary Basore moved, and Vice President Allen seconded, a motion to revoke the existing Policy Manual upon successful recording of the new PC&Rs. Discussion ensued. Treasurer Costello moved to table this motion until the next board meeting. It was seconded by Vice President Allen and the motion to table passed 4-1. This motion will be raised again as Old Business at the next meeting.
- VII. Financial Report:** Treasurer Costello reported that expenses in September were \$29,606, which was \$8,376 over budget, mostly due to high summer water bills. Member Punch agreed to investigate water recycling to reduce the water bill. \$2,000 was transferred to replenish the reserve fund.
- VIII. New Business:**
- a. An October Newsletter announcing the result of the PC&R update balloting was reviewed by the board and approved for distribution pending approval from the HOA attorney and addition of a brief Slopes Report to be supplied by Member Punch.
  - b. November board meeting: Director Bisserier offered to hold the meeting at her house. The Newsletter will encourage anyone who might be interested in being a board member to attend.
- IX. Adjournment:** The meeting adjourned at 7:50 p.m.