

**SAN ELIJO HILLS HOMEOWNERS ASSOCIATION, INC.
PO BOX 232, Solana Beach, CA 92075**

**BOARD OF DIRECTORS' MEETING MINUTES
January 6, 2021**

The meeting was held via Zoom and telephonically due to COVID restrictions.

EXECUTIVE SESSION SUMMARY

Present: President Klein, Vice President Palacio, Secretary Basore, Treasurer Costello, Directors Allen, Bisserier and Stang

Also Present: Attorney Chris Queally Recording Secretary Quay

1. Call to Order: The Executive Session was called to order at 6:00 p.m.
2. Establish Quorum: A quorum was established.
3. Legal Matters: The Board discussed the settlement agreement between Knapp, Katz and the HOA
4. View Obstruction at 1134 Santa Luisa: The Board discussed a solution to the view issue.
5. Adjournment: The Executive Session adjourned at 6:30 p.m.

OPEN SESSION

Present: President Klein, Vice President Palacio, Secretary Basore, Treasurer Costello, Directors Allen, Stang and Bisserier

Also Present: Members, Slopes Committee Member Sandy Punch and Recording Secretary Quay

1. Call to Order: The meeting was called to order at 6:30 p.m.
2. Establish Quorum: A quorum was established.
3. Approve Meeting Minutes: The December 2, 2020 minutes were approved.
4. Member Input:
 - a. Harley Gordon asked about filling openings on the Board. He said that he was a Board candidate and none of the Board members reached out to him to determine if he was still interested in being on the Board.
 - b. Member Grider asked for an update on the view obstruction at 1134 Santa Luisa. (Item is on the agenda 5(b))
5. Old Business:
 - a. President Klein announced that the lawsuit, which has been ongoing for 4 years, between the HOA, Katz and Knapp's, has been resolved. The settlement agreement has been signed and the HOA has agreed to pay \$30,000 within 30 days. President Klein thanked Attorney Queally and previous Board member Tristan Fleming.
 - b. Assessment of Fine for View Obstruction at 1134 Santa Luisa: President Klein said that in October 2020, the Board made a decision that a Bottle Brush Tree at 1134 Santa Luisa was obstructing a view from the Grider's property and the neighbor was asked to reduce the height of the tree to 6'. Albert from Cielo Tree Service warned the HOA that the tree will die if it is cut down quickly and suggested cutting it in increments over a period of

time, although the tree still may die. The homeowner agreed to trim the tree in increments over 6 months. Discussion ensued. President Klein made a motion to inform the homeowner that she has 6 months to reduce the height of the tree to 6'. Director Allen seconded the motion. The motion was amended by Secretary Basore that the height of the tree must be 9' by February 1, 2021 and 6 feet within 6 months or the HOA will pursue a violation and a fine of \$100.00 per Policy Manual 8.2. Treasurer Costello seconded the motion and it passed.

- c. Assessment of Fine for Landscaping Delay at 563 San Mario: Secretary Basore said that the front yard has improved but he doesn't know about the backyard. Director Allen said that there isn't a plan for the backyard. Discussion ensued. Secretary Basore made a motion that the front and backyard landscaping is to be completed in one month or the HOA will pursue Policy Manual 8.2 and a fine of \$100.00. President Klein seconded the motion and stated that he has an email from the owner who said that he has a plan for the backyard and that it should only take a month. Director Allen suggested the owner finish the front yard within 30 days and submit a plan for the backyard landscaping. Discussion ensued. The previous motion was not voted on and therefore failed. Secretary Basore made a motion that the front and backyard landscaping must be completed within one month or the homeowner will be in violation per Policy Manual 8.2. Director Allen seconded the motion and it passed unanimously.

6. Committee Reports:

- a. Architectural and Planning Board: The following requests were approved: Painting at 724 San Mario and Solar at 1544 Santa Elena. The Committee denied a request for a storage shed at 1547 Santa Sabina and the owner has withdrawn his request. Secretary Basore said that 37 architectural requests were processed in 2020.
- b. Slopes Committee Report:
 - (1) Director Stang said that the yearly tree maintenance is done. Fifteen eucalyptus trees were trimmed and there is one stump removal left to do. Sandy Punch said that the homeowners are welcome to take the cut wood.
 - (2) Update on Santa Camilla: Visqueen and mulch has been applied over the sheeting that will kill the weeds. We can then proceed with updating the irrigation system and replant.
 - (3) A Eucalyptus tree fell on Santa Camilia and was removed. In addition, a Torrey Pine Tree on Santa Camilia was leaning and Cielo Tree Service expressed concern that the tree would eventually fall so it was cut down.
 - (4) The Committee is getting costs to upgrade the irrigation systems which will help keep the water bills down.
 - (5) Cielo Tree Service quoted \$700.00 to remove tree stumps.
 - (6) Discussion ensued about debris under the high wires. Director Allen suggested looking at the County Assessor's map to see who is paying property taxes on the land. Treasurer Costello said that San Elijo Hills #2 owns it.
 - (7) Secretary Basore resolved a rain gutter issue.
 - (8) The City will be repairing a damaged storm pipe on Santa Luisa.
- c. Program and Social Committee: No report given.

- d. Membership Committee: Director Allen said that the flyers seemed to have worked and they now have 130 email addresses.
 - e. Ad Hoc Committee Updating the PC&R's: Discussion ensued on the plan for releasing draft PC&R's/Bylaws to the members. Vice President Palacio said the documents will be in a Google format and easier to read on a spreadsheet. Members can leave as many comments as they want. Secretary Basore said that when they submit their suggestions, they will be linked to a specific article and the spreadsheet can sort by articles. The email will direct them to the documents on the website and a link to the Google form. President Klein said that he will work with Sharon Costello on the website.
7. Financial Report: Treasurer Costello explained:
- a. The HOA is still under budget for slope expenses but over on landscape extras and supplies. Costs have increased for dump fees and additional costs for irrigation upgrade. He also explained that \$30,000 for the lawsuit settlement agreement is going to be coming out of savings. President Klein said that he will have a meeting with Treasurer Costello, Director Stang and Sandy Punch about replenishing the Reserves. Director Stang said that the costs for upgrading the irrigation will be approximately \$80,000 and can be done over five years. \$20,000 a year will be budgeted for the upgrade.
 - b. Treasurer Costello said that \$3,100 has been collected in overdue fees. He recommended emailing members who have not paid their dues. However email was not going to be used for this purpose. Discussion ensued. President Klein made a motion to email overdue statements to members who are past due 30 days or more. The motion as seconded by Secretary Basore and it passed unanimously.
8. New Business: President Klein will follow-up with Ms. Mitchell regarding the Board's decision on the view obstruction.
9. Adjournment: The meeting adjourned at 8:05 p.m. The next meeting will be February 3, 2021.