

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

**BOARD OF DIRECTORS' MEETING MINUTES
March 3, 2021**

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

There was no Executive Session.

OPEN SESSION

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

Also Present: Members, Slopes Committee Member Sandy Punch, Ad Hoc Committee Member Grai Andreason 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 February 3, 2020 minutes were approved as amended.
4. Member Input: Member Gordon opined that members who do not have a slope maintained by the HOA should pay less dues. President Klein suggested Mr. Gordon propose a solution and bring it back to the Board.
5. Old Business:
 - a. Bird of Paradise at 1134 Santa Luisa: The neighbors' complaint about the size of the Bird of Paradise has been resolved to the Board's satisfaction.
 - b. Debris removal under transmission lines: Sandy Punch said that the San Elijo Hills #2 Board will be discussing it at their next meeting. Sandy Punch will give an update at the April meeting.
6. Committee Reports:
 - a. Architectural and Planning Board. The following were approved: Fencing at 1436 Santa Luisa; Painting at 760 San Mario; and landscaping at 411 Santa Victoria.
 - b. Slopes Committee: Director Stang distributed a report and followed it up with an update:
 - (1) Removal of tree at 1531 Santa Sabina: The tree and stump have been removed.
 - (2) Irrigation improvements and planting consideration for spring: Upgrading the irrigation for North Santa Camelia and Santa Petra slopes is being planned for 2021. After the irrigation upgrades are completed, planting is planned for the fall.
 - c. Program and Social Committee: The welcome letter status was discussed and how to better inform buyers and real estate agents about the Bylaws and PC&Rs. Director Bisserier said that the welcome letter will be very helpful. President Klein made a motion to approve the welcome letter. Secretary Basore seconded the motion and it passed. Treasurer Costello suggested putting the QR code for the HOA website in the letter.
 - d. Membership Committee: Emailing the agendas has cut down on the number of hard copies. The HOA has 143 emails to date.
 - e. Ad Hoc Committee on Updating the PC&Rs:

- (1) Approval of Website content about restated PC&Rs and Bylaws: The Board is collecting feedback from the members and they will be able to read the comments.
 - (2) Approval of Google form for collecting homeowner feedback. Discussion ensued about the process of distribution and soliciting input. Vice President Palacio received member comments as a test and organized them on a spread sheet. President Klein drafted an email to the 143 homeowners explaining how to access the PC&Rs and the Google form. President Klein made a motion that when the website is updated with the current documents, the explanatory will be sent to 143 homeowners. Secretary Basore seconded the motion and it passed.
7. Financial Report: Treasurer Costello gave the report. There is \$32,046.01 in checking and \$12,274.49 in savings. The \$30,000 for the lawsuit settlement came out of Reserves (savings) so it is not reflected in the budget. Water costs are over budget by \$8,000 because of lack of rain and additional plantings. Treasurer Costello said that he paid his dues via electronic payment and it worked well. 140 invoices and the newsletter will be sent out electronically and the remaining approximately 50 will be mailed tomorrow. Treasurer Costello will give the Board an update at the April 2021 meeting.
 8. New Business:
 - a. Insurance Renewal: President Klein said that the premium increased less than 10%. President Klein made a motion to renew the insurance. Director Allen seconded the motion and it passed.
 - b. Under what circumstances should rule violations be reported at Board meetings? At the last meeting, Secretary Basore mentioned that there was no approved application for work being done on a house. He asked the Board to clarify if the Chair of the Architectural Committee has the responsibility to report violations to the Board. Discussion ensued about enforcement vs. awareness. The Board agreed that that certain issues should be addressed even if there is not a homeowner complaint. The Board said that, on a case by case basis, they would like to be aware of possible violations and make the homeowner aware of the issue. President Klein made a motion that if a Board member becomes aware of a violation, the Board should discuss it at a Board meeting. Secretary Basore seconded the motion. Treasurer Costello said that the Board is doing things properly now and he opined that there is no motion necessary. The Board agreed and the motion failed.
 9. Adjournment: The meeting adjourned at 8:00 p.m.