

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

BOARD OF DIRECTORS' MEETING MINUTES
Wednesday, April 7, 2021

There was no Executive Session.

Due to the Coronavirus, the meeting was held telephonically.

PRESENT: President Klein, Secretary Basore, Treasurer Costello, Directors Allen, Bisserier and Stang

ABSENT: Director Palacio

ALSO PRESENT: Secretary Quay, Slopes Committee Member Sandy Punch and Members

1. Call to Order: The meeting was called to order at 6:35 p.m.
2. Establish Quorum: A quorum was established.
3. Approve Meeting Minutes. The minutes of March 3, 2021 were approved.
4. Member Input:
 - a. Member Harley Gordon said that changes made to legal documents should be redlined and also spoke about several proposed changes to the PC&R's/Bylaws. President Klein said that the HOA has received comments from 22 homeowners. Those comments will be grouped together and the data put in a spreadsheet. Following the Board's review and future discussions of the input, changes will be made to the documents. The final set of PC&R's/Bylaws will be put to a 'yes' or 'no' vote. Members encouraged the Board to be transparent and make the comments available to the members.
 - b. Member Gina Katz thanked President Klein and the Board for talking with them which was one of the main reasons the lawsuit was finally settled. A member asked about the lawsuit and Secretary Basore referred to the June 2019 minutes on the website.
 - c. Several members disagreed with the Association paying for irrigating private property on the slopes. Discussion ensued on the number of homes that are on the slopes. Member Gordon opined that a fair share would be to reduce the dues for members that do not have property on the slopes. President Klein asked Member Gordon for a written proposal.
5. Old Business:
 - a. Debris removal under transmission lines: Sandy Punch said that the San Elijo Hills #2 Board is getting bids for cleaning up the area.
 - b. Insurance renewal: Treasurer Costello said that a question was raised about paying for liability insurance on common areas. Treasurer Costello said that there should be no reference to common areas since the Association doesn't own any. He will contact the insurance company.

6. Committee Reports

a. Architectural and Planning Board:

(1) 1539 Santa Sabina backyard expansion: Secretary Basore said that the owner gave the Board a good proposal but they need a waiver in order to expand the home to within 12 feet of the top edge of the slope. (The Association's rule is 15 feet from the rear pad line.) No negative feedback has been received. Director Allen said that he reviewed the proposal and the owners also have a letter from their civil engineer and the City will permit it. Secretary Basore made a motion to waive the 15' setback. President Klein seconded the motion and it passed.

(2) Requests received and approved: Secretary Basore said the following were approved: Wall & patio at 1544 Santa Elina; driveway at 648 Santa Camelia; tree at 507 Santa Victoria; Landscaping at 1512 Santa Elena; and painting at 435 Santa Victoria. A request for a deck at 677 San Mario was withdrawn and the expansion request at 1539 Santa Sabina was given a waiver by the Board (Item 6(a)(1))and approved.

b. Slopes Committee:

(1) Fill-in plantings completed on Santa Luisa.

(2) Rehabilitation of Santa Camelia slopes set to begin.

(3) Tree stump removal on Santa Victoria/Santa Petra: Stumps were removed in order to plant other landscaping.

c. Program and Social Committee: Two escrows were finalized and Director Bisserier will meet with the new owners.

d. Membership Committee: No report was given.

e. Ad Hoc Committee on Updating the PC&R's:

(1) Report on homeowner feedback received thus far. President Klein distributed a spreadsheet to the Board and discussion ensued on member comments. The spreadsheet is divided up by Articles with members' comments listed on specific articles. The Board added a separate column with notes to revise/ discuss/ consider/recommend/retain. Questions and concerns from members will be discussed and answered by the Board over the next few weeks and the Board's answers/suggestions will be distributed to the members.

(2) The Board discussed chain link fencing. President Klein made a motion that chain link fencing will not be permitted. The motion was seconded by Director Allen and passed 5/1 (Secretary Basore voted nay).

7. Financial Report: Treasurer Costello reported:

a. There is \$88,917.91 in checking and \$12,274.81 in savings. The budget does not reflect the \$30,000 expense for the legal settlement since that came from reserves. The HOA is under budget for the month but over budget YTD by \$3,376. The HOA has collected dues from 127 homeowners out of the 192 homes to-date.

b. Update on electronic invoicing. Electronic invoicing is working well and another invoice will be sent out to anyone who has not yet paid.

8. New Business

- a. Reconfirm intent to repeal Policy Manual if new PC&R's are adopted: Secretary Basore said that the information in the Policy Manual has been incorporated in the Bylaws/PC&R's. Therefore, the Policy Manual is not necessary. Secretary Basore made a motion to repeal the policy manual in its entirety if the PC&R's/Bylaws are passed by the homeowners. President Kline seconded the motion and it passed. President Klein said that the Board wants to develop documents that most members are happy with and he will contact members who expressed concerns.
 - b. Discussion on outreach to members interested in running for the Board of Directors. Director Allen said that the Membership Committee will reach out to members to see who is interested in running for the Board. The Committee will send out an email blast and put up signs. Anyone interested in running, should contact one of the Board members.
 - c. HOA role for maintaining the sidewalk and 10-foot curbside strip owned by the City of Solana Beach. The lot line stops before the sidewalk but the City expects the HOA or homeowners to repair the sidewalks and curbside strips. Secretary Basore explained that City requires drawings for repairs and a bond. The Board concluded that the HOA should not maintain the sidewalks or get involved in policing the maintenance of the sidewalks. Discussion ensued. The Board agreed to get a legal opinion.
9. Adjournment: The meeting adjourned at 10:15 p.m. The next meeting will be held on Wednesday, May 7, 2021.