

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

**BOARD OF DIRECTORS' MEETING MINUTES
July 7, 2021
Meeting was held at the Loma Santa Fe Golf Club Boardroom**

There was no Executive Session

OPEN SESSION

Present: President Klein, Secretary Basore, Treasurer Costello, and Directors Allen and Bissierier

Absent: Vice President Palacio and Director Stang

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 June 2021 minutes were approved as amended.
4. Member Input: Member Gordon opined that updating the governing documents process was divisive and only benefitted the homeowners who live on the slope areas. He also said that the bios of the members running for the Board didn't address the issues of the community.
5. Old Business:
 - a. Confirm insurance exclusive of common areas. Treasurer Costello said that the refund from the insurance company has been processed and noted on the declaration page.
 - b. Long-term portable toilet at 647 Santa Camelia: President Klein spoke to the homeowner who agreed to move the temporary toilet to a less conspicuous area. The construction work should be done in 2 ½ months.
6. Committee Reports:
 - a. Architectural and Planning Board:
 - (1) Request for second story addition at 1471 Santa Marta: Secretary Basore explained that the new homeowner submitted architectural drawings to add a second story at the back of the main house. The proposed colors are not on the pre-approved list and the homeowner wants a metal roof. Sandy Punch said that she is concerned about glare from the metal roof across the street. Discussion ensued. President Klein made a motion to request the owner furnish a color elevation of

the home and a sample of the proposed roofing material. The motion was seconded by Director Allen and passed 5/0.

- (2) Request for fence on slope at 550 San Mario: Secretary Basore said that the homeowner originally moved the fence down the slope approximately 15' without an approval. He is now requesting approval which requires a waiver from the Board. In addition, there is also a valve box inside the fence, a main line, 3 electrical lines and irrigation lines. If the HOA equipment has to be relocated, the owner usually pays for it. President Klein made a motion to approve the fence relocation contingent upon the owner paying for moving all the HOA equipment including the electrical except the valve box. Discussion ensued. President Klein withdrew the motion until Mario provides an estimate to remove the equipment.
- b. Slopes Committee:
 - (1) North Santa Camelia irrigation upgrade work has been completed. Planting will begin in the Fall.
 - (2) Access to some slopes has been an issue. One homeowner has authorized access through their property. Sandy Punch is still hoping other homeowners do the same.
 - c. Program and Social Committee:
 - (1) Director Bissierier said that several new people have moved into the community. President Klein suggested giving them a gift certificate from Armstrong Nursery.
 - (2) Agenda and program for the Annual Meeting on July 21, 2021. The Board discussed the program for the Annual Meeting and decided to do an overview and slide presentation of the PC&R process. This meeting will be held at Morgan Run and President Klein will work on a program and agenda.
 - d. Membership Committee: The Board reported that they have received 64 ballots to-date.
 - e. Ad Hoc Committee on Updating the PC&Rs and Bylaws:
 - (1) Approve final version of the PC&Rs and Bylaws for homeowner use. President Klein suggested emailing a letter with attachments to the homeowners who have supplied their email addresses (approximately 146). The remaining homeowners will receive a letter with a summary of differences and the revised PC&Rs and Bylaws. All homeowners will receive a ballot in the mail to be mailed shortly and due back on September 1, 2021. The Board agreed to put signs at the entrance and reminder emails encouraging homeowners to vote. President Klein stressed the importance of getting a quorum and asked the Board

members to talk to as many of their neighbors as possible. The Board agreed to: 1. Send a link to the website to the homeowners to review the documents along with an agenda of the Annual Meeting, 2. Homeowners without an email address will get a letter directing them to review the documents on the website. Discussion ensued and the Board decided not to mail any documents prior to the Annual Meeting. President Klein made a motion to post the most current governing documents on the website before the Annual Meeting on July 21st. Motion was seconded by Secretary Basore and it passed.

(2) Approved posting of the PC&Rs and Bylaws on the website.

(3) Approved text and timeline for ballots to approve new PC&Rs and Bylaws.

(4) Approved sign content to remind homeowners to vote on PC&Rs and Bylaws.

7. Financial report: Fiscal year reporting status. There is \$82,105.63 in checking and \$12,273.72 in savings. \$66,000 was budgeted for water. The budget report omitted \$30,000 expense for legal settlement since that came from the Reserves. There are four outstanding collections and Treasurer Costello will send out another 'reminder' letter.
8. New Business:
 - a. Trailer parked long-term at 1134 Santa Luisa: President Klein spoke to the homeowner and they will try to relocate it by the end of July.
 - b. Vehicles speeding through the neighborhood: President Klein said that he has had many complaints about speeding and it was also suggested that the crosswalk on Highland be updated. Mr. Frost, who wrote a complaint letter to the City of Solana Beach about speeding through the community, offered to be on a committee to study the issue. The Board invited him to attend the August Board meeting.
 - c. The Board agreed to help recruit and encourage homeowners to run for the Board next year.
9. Adjournment: The meeting adjourned at 8:15 p.m. The Annual meeting will be held on July 21, 2021 and the next Board meeting will be held on August 4, 2021.