

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

**ANNUAL MEETING - July 21, 2021**

There was no quorum for the Annual Meeting held at Morgan Run County Club and the meeting was adjourned until enough ballots were received.

**BOARD OF DIRECTORS' MEETING MINUTES  
August 4, 2021  
The meeting was held at the Loma Santa Fe Golf Club**

**There was no Executive Session**

A few days after the Annual meeting, the election was certificated by the Election Inspector as the HOA received 97 votes postmarked prior to the Annual Meeting, which constitutes a quorum. The following members were elected to the board: Phil Klein, Chris Costello, Paul Basore, Chris Allen, Barbara Bissierier, Jessica Krems and Marisa Luque.

Present: President Klein, Secretary Basore, Treasurer Costello, Directors Allen, Bissierier and Krems. Director Krems left the meeting early and participated telephonically.

Absent: Director Luque

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 July 7, 2021 Meeting Minutes: The minutes were approved.
4. Member Input: Member Frost spoke about cars speeding through the community and recommended appointing a committee to study the issue. He volunteered to serve on that committee.
5. Member Grider spoke about his neighbor who has not yet trimmed their Bottlebrush tree to 6' as per the Board's ruling. The neighbor said that Mr. Grider is harassing her mother and that the tree is not in Mr. Grider's view area. (The topic is on agenda item 9(a) for discussion.
6. Old Business:
  - a. Election Results: There was as quorum of 97 votes cast for the Board of Directors' election.
  - b. Trailer parked long-term: The owner agreed to move the trailer.
  - c. Vehicles speeding through the neighborhood: Discussion ensued and the Board agreed to establish a committee to look into options. President Klein made a motion to appoint a committee to recommend possible solutions to the speeding issue. Treasurer Costello seconded the motion and it passed. President Klein said that if the Board agrees to the committee's recommendation(s), the request will be submitted to the City for action. The Committee will consist of Gary Frost, Grai Andreason and Dave Barton.
7. Committee Reports:

- a. Slopes Committee: Sandy Punch distributed a map indicating the areas where the committee wants to do major work and upgrades as well as where upgrades have been completed.
  - (1) Cost estimates for relocating irrigation equipment at 550 San Mario: Estimate for supplies is \$4,700 and labor is an additional \$4,800. Estimate includes relocating the value box and a 3" mainline and electrical work. It is a very steep slope and a lot of clearing/cleaning is necessary. Moving the fence back up the slope was suggested and Sandy agreed to get a bid for moving the fence and relocating the value box outside the fence.
  - (2) A Backflow valve did not meet inspection: The cost of a valve is \$900 plus labor of \$1,100. The valve is old and Mario recommends replacing it rather than trying to fix it. A large Bird of Paradise is now hiding the backflow valve but it will have to be removed to allow better visibility to homeowners when pulling out of their driveways. The plant will be removed and replaced with something else.
- b. Architectural and Planning Board:
  - (1) Waiver for fence on slope at 550 San Mario: The fence cannot be approved in its current location as it is in violation of the PC&R's. The Board recommended that the request be denied and resubmitted when(if) a decision is made on relocating the fence. Mario will revise the bid to relocate the fence and value box.
  - (2) Requests received and decided: Landscaping at 1327 Santa Luisa, landscaping at 1265 Santa Luisa and painting a garage at 1155 Santa Luisa were approved.
- c. Program and Social Committee: Director Bissier welcomed two new residents.
- d. Membership Committee: Director Allen said that he would make suggestions on how to gather email addresses from the remaining 42 members.
- e. Ad Hoc Committee on Updating the PC&Rs:
  - (1) Report on discussion at the Annual Meeting: President Klein said that turnout was very light and that he will post the presentation on the website.
  - (2) Report on the distribution of voting materials: 150 ballots will be sent out with a ballot, and 42 members who didn't provide email addresses, will receive a packet.
  - (3) Plan for encouraging homeowners to vote: Signs will be posted at the entrances and the Board members will encourage members to vote. President Klein suggested following up with the members who did not vote. Discussion ensued regarding the ballot which, it was discovered, had some information that was not updated. President Klein made a motion to correct the ballot, reprint and resend the ballots that had not yet been mailed and to accept both the old and new ballots as valid. The Board will keep the same deadline date of September 1, 2021. The motion was seconded by Director Allen and it passed. President Klein reminded everyone to vote!
- 8. Financial Report:
  - a. Monthly updates on expenses versus budget: Treasurer Costello gave the report and said that there was \$59,314.00 in checking and \$12,276.04 in savings.
- 9. New Business:
  - a. View obstruction at 1134 Santa Luisa: President Klein said that this is a violation hearing. The Board's ruling was based on the tree's height of 6'. It was also suggested that the neighbors discuss building a fence. Mr. Grider said that the tree is at least 12' tall, a view

- issue and requested the Board uphold their original ruling. The Board listened to comments by both parties and following a discussion, President Klein made a motion to waive the \$100 first-violation fine and give the owner until the September board meeting to reduce the height of the tree to 6' (or remove it) or else a second-violation fine of \$200.00 would be assessed per Policy 8.2. The motion was seconded by Treasurer Costello and it passed.
- b. Election of Officers: On a motion from Secretary Basore and seconded by Treasurer Costello, the following officers were elected to serve: Phil Klein, President; Chris Allen, Vice President; Chris Costello, Treasurer; and Paul Basore, Secretary. All accepted and agreed to serve.
  - c. Appointment of Committee Chairs: Secretary Basore reported that both he and Ken Ayers completed their three-year terms on the Architectural and Planning Board this month and both were willing to continue for another three-year term. President Klein moved to re-appoint both of them and the motion passed. President Klein then moved to nominate Secretary Basore as Chairman of the Architectural and Planning Board. The motion was seconded by Treasurer Costello. Secretary Basore accepted and the motion passed. President Klein nominated Director Bissierier to remain as Social Chair. The motion was seconded by Treasurer Costello. Director Bissierier agreed to serve and the motion passed.

10. Adjournment: The meeting adjourned at 8:30 p.m. The next meeting will be September 1, 2021.