

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

**BOARD OF DIRECTORS' MEETING MINUTES**

**No Executive Session was held.**

**WEDNESDAY, SEPTEMBER 1, 2021**

**6:30 p.m.**

**Present: President Klein, Vice President Allen, Secretary Basore and Director Bisserier**

**Absent: Treasurer Costello**

**Participating telephonically: Director Luque, Director Krems and Recording Secretary Quay**

- I. **Call to Order:** The meeting was called to order at 6:35 p.m.
- II. **Establish Quorum:** A quorum was established.
- III. **Approve Meeting Minutes:** The August 2021 minutes were amended as follows: Item 9(a) to extend the time to remove the Bottlebrush tree to September 2, 2021 and a fine of \$100 to be assessed if the tree was not removed and Item 9 (c) was amended to appoint Member Ken Ayers to a 3-year term on the Architectural Committee. The minutes were approved as amended.
- IV. **Member Input:** Member Fleming, 1235 Santa Luisa, raised a concern about the new PC&Rs that allows the Board or its agent the right to enter an owner's property anytime. President Klein responded that it is the practice of the Board to contact the homeowner for permission prior to entering their property. The slope would be an exception since they are maintained by the HOA. Mr. Fleming asked if his slope was maintained by the HOA and he was told it was. He then stated water was not getting to the upper portion of his slope. President Klein will notify Mario Martinez to investigate the water issue. Mr. Fleming said that a pile of junk, mostly wood, is located on the Executive Golf Course property behind his home which he feels presents a fire hazard and possible termite habitat.  
Member Gordon, 712 San Mario, read a prepared statement the contents of which is largely the same as prior meetings in which he feels the HOA's maintenance of owner's slopes put the Association at increased financial risk. He also wanted to know which section of the PC&Rs or Bylaws allowed the Board to extend the current election beyond the September 1<sup>st</sup> cutoff.
- V. **Old Business:**
  - a. Waiver for fence at 550 San Mario: The fence cannot be approved in its current location unless the Board approves a waiver. The fence was installed without approval and the valve box, irrigation lines (etc.) will have to be moved outside the fence. Discussion ensued on the cost of moving the equipment. Secretary Basore said that if it is approved, it will set a precedent. Director Bisserier said that she would approve it if it was approved by the neighbors. Vice President Allen agreed. President Klein made a motion to approve a waiver for the fence if the neighbors are in agreement. Secretary Bisserier seconded the motion and it passed 5/1 – Secretary Basore abstained. (Note: VI (a) A financial agreement was made regarding moving the valve box and all related irrigation equipment below the fence.)
  - b. View obstruction at 1134 Santa Luisa: The Bottlebrush tree has been removed per the Board's direction.

## **VI. Committee Reports**

- d. a Slopes Committee: The Committee will be inspecting trees with the Arborist. Sandy Punch met with Dave Barton at 550 San Mario and came to an agreement on financial obligations for moving the valve box and all related irrigation equipment below newly fenced in slope area. The Committee is also preparing for the fall planting cycle at North Santa Camelia slope area as well as on the slope by the powerlines.
- e. b. Architectural & Planning Board: The deck at 677 San Mario was approved and a request for repair work at 660 Santa Camelia was received.
- f. c. Program & Social Committee
- g. New residents welcomed: Director Bissier welcomed two new residents.
- h. Mosquito complaints: Director Bissier received complaints about mosquitos and contacted the Mayor who explained that the City's helicopter that does the spraying has had mechanical issues. Vice President Allen suggested calling Vector Control.
- i. Membership Committee: Vice President Allen said that he has been considering some ideas on how to collect more emails. Discussion ensued.
- j. Ad Hoc Committee on San Mario Traffic calming: Member Grai Andreason gave an update.
- k. Ad Hoc Committee on Updating the PC&Rs
  - (1) Distribution of ballot materials: Approximately 42 ballots were included in the packet with copies of the Bylaws and PC&Rs. These packets were mailed to everyone who had not provided the Association with an email address. Approximately 150 'regular' ballot envelopes were mailed out to members who had provided the Association with email addresses.
  - (2) Ballots received: As of this date, 132 ballots were received and two ballots had to be returned for signatures. There was no "quorum" for the PC&R vote therefore the Board agreed that additional time to collect votes was needed. President Klein made a motion to extend the deadline for returning ballots to October 6, 2021 so that the ballots could be opened and counted in public. Secretary Basore seconded the motion and it passed 5/0/1. President Klein suggested sending an email to anyone who has not yet sent in their ballot. When the vote on the PC&Rs/Bylaws is completed, the results will be emailed to the community as well as put in a newsletter.

**VII. Financial Report:** The Treasurer was not in attendance. A report will be given at the October 6, 2021 meeting.

## **VIII. New Business:**

- (1) Appointment of Slope and Membership Committee Chairs. Vice President Allen was nominated as Chairman of the Membership Committee. He accepted the position.
- (2) Discuss recruitment of candidates for the next Board election. President Klein said that he would like the Board members to encourage members to attend the Board meetings and, when they see how the Association is run, perhaps they would consider being on the Board at some point.
- (3) November meeting: Director Bissier offered to hold the meeting at her house and invite anyone who might be interested in being a Board member to attend.

**IX. Adjournment:** The meeting adjourned at 8:00 p.m.