

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

**BOARD OF DIRECTORS' MEETING MINUTES**

**WEDNESDAY, OCTOBER 5, 2022**

**Present:** President Hellinger, Vice President Carter, Secretary Basore, Director Costello, Director Wittig (phone); and Members Punch and Andreason.

**Absent:** Treasurer Sagar

1. **Call to Order:** The meeting was called to order by President Hellinger at 6:32 pm.
2. **Establish Quorum:** A quorum of 5 out of 6 directors was established.
3. **Meeting Minutes:** The September 2022 minutes were approved as previously distributed.
4. **Member Input**
  - Member Andreason asked about side yard easements. About one-third of the lots in our HOA have a side yard easement, the dimensions of which are defined in documents that are recorded with the individual title of each affected property. Where such an easement exists, the rights and responsibilities of both parties are described in PC&R Article 2.10.
5. **Old Business**
  - The board was still unable to identify a candidate for the open board position, but will continue the search and discuss it again next month.
  - Director Wittig reported on his investigation of issues to consider for a Rule clarifying what type of structures would be allowable within 15 feet of the rear building pad boundary, which are restricted in PC&R Article 8.3.4 to 36 inches in height. The board discussed the matter. This resulted in no motion to establish a binding Rule. Nor was there a motion to overrule the architectural committee's previous rejection of a pergola at 411 Santa Victoria, which was what initiated this discussion.
6. **Architectural Committee**
  - 605 San Mario: The board discussed the committee's review of a request to erect a post-and-rail fence with chain-link mesh attached, identical in structure to the one approved by the board last month for the adjacent property. The board voted 5-0 that this particular hybrid fence in this particular location is not sufficiently like a "chain link fence" to justify prohibiting it under PC&R Article 8.3.14 and instructed the committee to approve it.
  - The board then discussed whether to enact a Rule defining under what circumstances attachment of chain-link mesh to an otherwise acceptable fence would be allowable. This resulted in no motion to establish a binding Rule.

- Other requests approved were for solar panels surrounded by Spanish tile at 1512 Santa Elena, solar panels at 1234 and 1456 Santa Luisa, artificial turf at 1456 Santa Luisa, and a new wood fence 1471 Santa Marta. Requests were received and are under review for an expansion at 765 Santa Camelia, and revised windows and patio cover for the previously approved renovation at 1456 Santa Marta.
- The committee presented another modification of the architectural request form that clarifies whose signature is required on each line and clarifies that the number of plan pages seen does not include the request form itself. The board voted 5-0 to adopt this new form, which will be posted on the website promptly.

#### **7. Slopes Committee**

- The arborist inspection of 79 eucalyptus trees in the eastern half of the development was completed and the report has been posted on the HOA's website. 25 trees require pruning. At the request of a homeowner, one healthy tree will be removed and a new tree planted at their expense.
- All of the slopes have now been fertilized in anticipation of the winter rainy season.
- The irrigation system on the side slope at 1472 Santa Marta is failing and repair estimates will be obtained. A dead tree on the slope at 507 Santa Victoria will be removed and a new tree planted at HOA expense.

#### **8. Membership Committee**

- The location of board meetings in 2023 was discussed. A multi-purpose room at Solana Vista is an option. The school is hosting an open house for neighbors on October 11<sup>th</sup> that we can use to assess this option. A notice will be sent to the HOA's email list inviting them to the open house. If there is any doubt about this option after the open house, Secretary Basore will contact the Country Club to secure a reservation there.
- The HOA's website and associated domain require annual renewal (\$128). There were no objections, and the board thanked Sharon Costello for her service as webmaster.

#### **9. Financial Report**

- Expenses: Expenses in September were under budget by \$1.3k, but there was no contribution to the reserve fund this month. Year-to-date expenses were over budget by \$2.3k. Three fee assessments that were more than 90 days overdue were collected.

**10. New Business:** San Elijo Hills II has reached out to us to establish a link for information exchange.

**11. Adjournment:** The meeting adjourned at 8:13 pm. The next meeting is scheduled for November 2 at 6:30 pm in the upstairs boardroom of the Lomas Santa Fe Country Club.