

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

BOARD OF DIRECTORS' MEETING MINUTES

WEDNESDAY, NOVEMBER 2, 2022

Present: President Hellinger, Vice President Carter, Secretary Basore, Treasurer Sagar, Director Costello, Director Wittig; and Members Punch, Andreason, Judd, Morrison, and White.

Absent: None

1. **Call to Order:** The meeting was called to order by President Hellinger at 6:33 pm.
2. **Establish Quorum:** A quorum of 6 out of 6 directors was established.
3. **Meeting Minutes:** The October 2022 minutes were approved as previously distributed.
4. **Member Input**
 - Member Fisher in a written submission asked the HOA to encourage neighbors with dogs to be respectful by not leaving poop bags in the trash bins of others and to avoid leaving any residue in people's yards.
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. Member Andreason had been approached, but she responded at the meeting that she prefers to remain active in a committee role that does not require her to actively support every aspect of the PC&Rs.
 - The board discussed whether to hold board meetings at Solana Vista school to make the meetings more accessible to all members, but would cost the HOA more than \$1k per year. The board voted 6-0 to hold only the annual meeting at the school. In addition, the board will actively reach out and accommodate the physical limitations of members who express a need to attend specific meetings, either by providing a call-in phone number or by relocating those meetings to someone's home.
6. **Architectural Committee**
 - 765 Santa Camelia: At the owner's request, the board discussed the committee's rejection of a request for a flat roof covering a significant fraction of the dwelling at this address. Because the flat sections would not be visible from the street, the board expressed conditional support, but tabled the matter pending committee review of (1) a plan for installing solar panels to cover the flat sections, and (2) an indication from neighbors on San Mario having a view over the dwelling that they would prefer the flat roof over a pitched roof that would be several feet higher.
 - 1512 Santa Elena: The delayed receipt of Spanish tile to cover the composite shingles at this address resulted in numerous complaints to the HOA, but the tile has now been installed.

- Other requests approved were for window and patio modifications at 1456 Santa Marta, landscaping at 1310 Santa Luisa, and solar panels at 1555 Santa Sabina. A request was received for landscaping and fencing at 1530 Santa Sabina that is under review.

7. Slopes Committee

- 1472 Santa Marta: The cost to repair the old irrigation piping at this address and extending three houses west will be about \$5k.
- Flooding was reported behind 1524 Santa Elena due to a buried irrigation pipe that supplies water to 1544 and 1552 Santa Elena. That line has been shut off and parts ordered.
- Implementation of this year's arborist tree maintenance will be performed over the winter months at a cost to the HOA of \$13k, which is similar to previous years.

8. Membership Committee

- The HOA's email service was down for two weeks because the email provider (GoDaddy) identified us as a source of spam. After a test period without spam being sent from our address, our service was restored. The basis for the spam label was not revealed, but it could have been a complaint lodged against us. An item will be added to the next newsletter reminding members that if they don't want to receive emails from the HOA, they only need to ask and we will remove them from the list.

9. Financial Report

- Expenses: Expenses in October were under budget by \$5.7k. Year-to-date expenses were under budget by \$2.3k. \$2.7k was transferred from the checking account to the reserve fund, putting us on-track to satisfy the board's intended transfer of \$8k for the year.

10. New Business: None.

11. Adjournment: The meeting adjourned at 8:00 pm. The next meeting is scheduled for December 7 at 6:30 pm in the upstairs boardroom of the Lomas Santa Fe Country Club.