

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

**BOARD OF DIRECTORS' MEETING MINUTES**

**WEDNESDAY, JANUARY 5, 2022**

**The meeting was held at the home of Member Punch.**

**Present: President Klein, Vice President Allen (phone), Secretary Basore, Treasurer Costello, Director Bisserier, Director Luque (telephone); and Members Punch, Rosenfeld (2), and Dawn.**

**Absent: Director Krems**

- I. Call to Order:** The meeting was called to order by President Klein at 6:35 p.m.
- II. Establish Quorum:** A quorum of 6 directors was established (4 in person, 2 via telephone).
- III. Meeting Minutes:** The December 2021 minutes were approved as presented.
- IV. Member Input:**
  - a. Members Rosenfeld and Dawn expressed thanks to the Krems for being responsive to their desire to reduce the number and size of windows on the east side of the Krem's house in their proposed plans.
  - b. Member Benner submitted a request in writing that the HOA encourage owners to contact State Senator Toni Atkins in opposition to SB 9, which shifts control of zoning from cities to the state for the purpose of increasing housing density.
  - c. Member Punch expressed appreciation to city mayor Lesa Heebner for leading the Solana Beach effort to enact restrictions that limit the impact of SB 9 and 10.
  - d. Member Basore noted that there is no indication that SB 9 or 10 override the provisions of our HOA's PC&Rs, which allow only a single family home on each lot.
- V. Old Business**
  - a. President Klein reported that he has discussed the view-vs-privacy issue along the fence boundary between 666 and 672 San Mario with the owner of 666, and will meet with the owners of 672 after they return from vacation later this month.
  - b. Member Punch reported that the letter requesting access to the Santa Victoria/Luisa slope will be distributed this month to homes backing onto that slope.
  - c. The board voted 6-0 to approve posting PDFs of guidance documents for the HOA's officers on the HOA website. Treasurer Costello indicated he will likely amend his document in the near future. The Secretary will make the original Word versions available to the officers for editing whenever requested.
  - d. Secretary Basore reported that 3 owners expressed support for distributing draft minutes via email prior to the next meeting, and one recommended against doing so. Following discussion, the board voted 6-0 to approve email distribution of the

draft minutes with the agenda for the next meeting, with the following conditions: (1) The Secretary will distribute the minutes to the board within a week of the meeting and accept corrections prior to email distribution. (2) Approval of the minutes will be placed on the agenda after Member Input, to allow owners to point-out corrections prior to the minutes being approved. (3) Only formally approved minutes will be posted on the HOA's public website.

- e. The board discussed the pros and cons of holding board meetings at homes within the neighborhood. The matter was tabled to allow President Klein to investigate the availability and cost of public venues.

## VI. Committee Reports

- a. **Slopes Committee:** Cielo Tree Service was delayed in starting tree balancing and removal due to rain, but will start this month. Approvals have been obtained from the owners of all affected lots. Semi-annual fertilization of HOA-maintained slopes will be completed this month. All homeowner-raised issues are being addressed as they are submitted. The relocation of irrigation lines at 550 San Mario is complete. The cost was split \$873 by the HOA and \$371 by the owner.
- b. **Architectural Committee**
  - 1466 Santa Luisa: At the owner's request, the expansion plan is being reworked to reduce the number and size of windows on the east side.
  - 1539/1555 Santa Sabina: President Klein and committee chair Basore met on-site with the owners to discuss the non-compliant rear fencing installed on these two lots without HOA approval. The fence at 1539 needs to be modified and the owner was asked to submit an architectural request to ensure that the modification is compliant with the PC&Rs. The fence at 1555 was installed on that property without the owner's permission. The neighbors will meet to resolve its disposition.
  - 1463 Santa Marta: A request was received to install composite shingle roofing, but this was changed by the owner to concrete tiles when it was pointed out that composite shingles are explicitly not allowed by PC&R 8.3.8.
  - 545 San Mario: A request was received to expand the home to the south by several feet to accommodate an extra downstairs bedroom and upstairs bathroom. The downstairs bedroom might be classified as an auxiliary dwelling unit due to its kitchenette and exterior door. That would only be allowable under our PC&Rs if it meets the requirements of California Civil Code 714.3, which took effect January 1<sup>st</sup>. The owner intends to submit the necessary documentation.
- c. **Membership Committee:** The committee reported that three owners have indicated an interest in running for election to the board in June. Three current board members have indicated that they do not plan to seek re-election.

## VII. Financial Report

- a. The board discussed the assessment in March. The budget for the current fiscal year was set last June under the old bylaws that required an additional \$25 dues be collected in March that is not collected in September. The new PC&Rs, adopted in November, explicitly state that the assessments in March and September are equal. The March assessment will therefore be the same as the one in September (\$660), and the HOA will have to reduce spending to accommodate the \$5k shortfall.
- b. Expenses in December were under budget by \$237, but we are still over budget for the fiscal year by \$11k, mostly due to high water costs earlier in the year and mailing expenses for the new PC&Rs. \$1k was transferred to reserves, as planned.
- c. The welcome letter approved last month was sent to the bookkeeper (Mother Lode Bookkeeping) for distribution with escrow document requests.
- d. The possibility of hiring a management company was discussed. Only one instance was identified where an HOA was pleased with their management company, and then only because of the particular individual assigned to the account. The board decided that as long as we have volunteers willing and able to perform these tasks, the current do-it-ourselves approach provides better service to the community, and at no cost.

**VIII. New Business**

- a. The board discussed several recent cases where the HOA got dragged into disputes between neighbors over a wide range of issues. President Klein suggested that dispute resolution is an important function of the HOA, but the HOA's role should be limited to disputes that involve the PC&Rs. Director Bisserier suggested that the HOA recommend mediation to the parties as a solution for other disputes.

**IX. Adjournment:** The meeting adjourned at 8:10 p.m. The next meeting will be held at 6:30 pm on February 2<sup>nd</sup>, at a location to be announced in the distributed agenda.