

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

**BOARD OF DIRECTORS' MEETING MINUTES**

**WEDNESDAY, FEBRUARY 2, 2022**

**Due to coronavirus omicron, the meeting was held telephonically.**

**Present:** President Klein; Vice President Allen; Secretary Basore; Treasurer Costello; Directors Bissierier, Luque, and Krems; and Members Punch and White.

1. **Call to Order:** The meeting was called to order by President Klein at 6:47 p.m. The start was delayed because the Zoom meeting had been set up to require a password that was not distributed with the agenda. Several attendees had to obtain the password via email request.
2. **Establish Quorum:** A quorum of 7 directors was established (3 video, 4 audio).
3. **Meeting Minutes:** The January 2022 minutes were the first to have been sent in draft form to Members via email prior to being approved. Secretary Basore reported there were no corrections submitted by Members. The minutes were approved as presented.
4. **Member Input:**
  - Member White deferred his input until the Architectural Committee agenda item.
  - Member Costello noted that 647 Santa Camelia has had a bare plywood front door for more than a year. Secretary Basore noted that the new PC&Rs Article 6.1 require homeowners to maintain their property, including painting, to “preserve the attractive appearance of the Lots, Dwellings, and the Community, and protect the values thereof.” President Klein agreed to contact the owner to suggest that at minimum, the plywood needs to be painted.
5. **Old Business**
  - Meeting Room: President Klein reported on his search for a suitable location for board meetings, rather than host them at Member’s homes. Rooms at the Lomas Santa Fe Country Club were either difficult to access, not private, or cost \$500 per meeting, none of which were deemed acceptable. Local public schools are a possibility, but they are not taking reservations due to COVID. He will maintain contact with the School District office to explore this option further.
  - 1539/1547 Santa Sabina: The opaque wooden fences located on these two adjacent properties remain non-compliant with the PC&Rs and no architectural requests have been received. Director Luque will present a plan at the March board meeting.
6. **Architectural Committee**
  - 1354 Santa Luisa: The owner appealed the architectural committee’s stipulation that he replace each tree and bush that is removed during the HOA-approved renovation, arguing

that this exceeds the PC&R requirements. Secretary Basore supported his position, noting that there are sufficient trees and plantings on this lot's HOA-maintained slope to satisfy Article 6.1's requirement to maintain an attractive appearance. President Klein and Vice-President Allen argued that retaining tree count should be a priority for maintaining the neighborhood's appeal. Secretary Basore noted that the architectural request for the renovation contains an artist's rendition of the front yard that depicts three 8-foot trees, and suggested that the owner comply with that depiction as a compromise. The owner agreed. The board then voted 6-0-1 to overrule the architectural committee's requirement to replace every tree and bush removed, and replace it with a requirement to plant three 24-inch box trees in the front yard, not all on the same side of the driveway.

- 545 San Mario: Consideration of the request to expand the home to the south by several feet to create an attached ADU is on hold pending approval of the project by the City. Committee chair Basore noted that PC&R Article 8.3.2 does not allow the HOA to approve an ADU unless the HOA is required to do so by law. California Civil Code 714.3 requires the HOA to approve ADUs, but only if they comply with California Government Code 65852.2. The architectural committee intends to approve the submitted request if the owner submits plans approved by the City that identify the first-floor expansion as an ADU complying with section 65852.2.
- 672 San Mario: 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, who indicated that she was willing to plant and maintain a 6-foot hedge along the fence to provide privacy for the neighbors at 672. President Klein has been unable to meet with the owners of 672. Secretary Basore noted that the owner of 666 did not need to wait and could seek HOA approval to plant such a hedge now. The board discussed whether the 6-foot limit on fencing should be extended to also apply to hedges, but no action was taken.
- Other: Requests were approved for a new doorway at 1471 Santa Marta, solar panels at 753 Santa Camelia, and a new roof at 1463 Santa Marta. Committee chair Basore noted that under the new PC&Rs, requests are not deemed to be approved by default after 30 days. Instead, the homeowner has to request a decision after 30 days, and the HOA then has 30 days to issue a decision. As a result, several projects remain pending by request of the owners of 1466 Santa Luisa, 549 Santa Victoria, 678 San Mario, and 545 San Mario.

## **7. Slopes Committee**

- Slope Access: Seven positive responses were received to the letter distributed to owners surrounding the lagoon slope behind Santa Victoria and Santa Luisa. The committee will follow-up to arrange details with multiple owners to ensure unimpeded HOA access to maintain that slope. The board expressed appreciation to the cooperating owners and to committee member Punch.

- Slope Maintenance: Cielo Tree Service completed tree maintenance on the west half of the neighborhood. Four trees were removed, 33 were trimmed. There are 212 eucalypts remaining. Martinez Landscaping cleared debris from the east-side ravine slope.

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

- Newsletter: Secretary Basore agreed to compile a newsletter from submitted content, to be distributed with the March fee assessment. He will also provide an architectural report. President Klein, Vice President Allen, Treasurer Costello will provide content. Newsletter content must be delivered to Secretary Basore by February 15<sup>th</sup>. The newsletter will be delivered electronically to Members who receive electronic invoices, and by postal mail for those who receive postal invoices. Secretary Basore noted that only about 30 owners currently receive postal invoices.
- Election: Committee chair Allen will provide text for the newsletter describing the June election process and schedule, including instructions for candidates to register for placement on the ballot.

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

- Expenses: Expenses in January were under budget by \$2,284, but we are still over budget for the fiscal year by \$9k.
- Cash Flow: Expected bills for tree trimming will strain cash flow leading up to the collection of fees in March, so no funds were transferred to reserves this month.

10. **New Business:** There will be no HOA garage sale this year.

11. **Adjournment:** The meeting adjourned at 8:08 p.m. The next meeting will be held at 6:30 pm on March 2<sup>nd</sup>, at a location to be announced in the distributed agenda.