

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

BOARD OF DIRECTORS' MEETING MINUTES

WEDNESDAY, MARCH 2, 2022

Present: President Klein; Vice President Allen; Secretary Basore; Treasurer Costello; Director Krems (telephone); and members Andreason, Hurley, Liu (2), Punch, and Shriver

Absent: Directors Bisserier and Luque

1. **Call to Order:** The meeting was called to order by President Klein at 6:31 p.m.
2. **Establish Quorum:** A quorum of 5 directors was established (4 present, 1 audio).
3. **Meeting Minutes:** The February 2022 minutes were approved as previously distributed.
4. **Member Input**
 - Members Liu and Shriver deferred input until the architectural committee report.
5. **Old Business**
 - Meeting Room: The Lomas Santa Fe Country Club upstairs boardroom is secured for the first Wednesday in March through May. President Klein reported that the public schools are not yet accepting reservations due to covid, but he will continue to pursue this option.
 - 1539/1547 Santa Sabina: The board voted 5-0 to authorize President Klein to write an email to the owners of each of these two lots to give them formal notice that the unapproved wood fences recently erected in their rear yards violate PC&R Article 8.3.15.
 - 647 Santa Camelia: The board voted 5-0 to invoke its enforcement authority under Article 6.4 to ensure that the plywood front entrance is either replaced or painted to match its surroundings by the end of March. President Klein will notify the owner via email.
6. **Architectural Committee**
 - 1555 Santa Sabina: The committee rejected a proposal to install a chain-link fence in the rear yard, preferring wrought-iron bars instead. The owners were present and requested a waiver from the board on the basis that the irregular terrain and low visibility made chain-link their preferred option. The board declined to offer a waiver.
 - 672 San Mario: The owners of 666 and 672 San Mario were both present and offered contrasting perspectives on the importance of privacy versus views as they relate to the request by 672 to plant two bushes along the fence between these properties. The board voted 5-0 to instruct the committee to neither approve nor reject the request in the hope that the two neighbors will propose a better solution.
 - Other: Minor home expansions at 678 and 742 San Mario were approved, as was a solar installation at 1547 Santa Sabina. Reviews are on-hold at the request of the owners for 1466 Santa Luisa, 549 Santa Victoria, and 545 San Mario.

7. Slopes Committee

- Slope Access: Seven owners have agreed to protocols allowing HOA to access the slope behind Santa Victoria and Santa Luisa. The board expressed its sincere gratitude to members Benner, McConnell, Hays, Copenhaver, Montrose, Mahdavi, and Devereaux. It will now be possible for Martinez Landscaping to work in that area every eight weeks.
- Spring Planting: The committee is making plans for spring planting, which will focus on the north end of Santa Camelia and Santa Victoria. The board discussed the fiscal limitations for this work due to the tight budget for the remainder of this fiscal year.
- Recycled Water: The committee is interested in modifying the slope irrigation system to use recycled water, but can only tackle this project if someone volunteers to help.

8. Membership Committee

- Newsletter: The March newsletter was distributed via email to the 174 owners with a registered email address, and via postal mail to the 35 owners who receive their invoices that way (17 owners received it via both post and email).
- Annual Meeting: The new Bylaws require that the annual meeting be held in June. The furniture in the room at the Executive Golf Course that was used in the past can no longer be reconfigured appropriately. Secretary Basore was tasked with contacting the Country Club to request use of their main-floor meeting space to accommodate 50 people. That space would come with no assurance of privacy, but is reportedly available at no cost. Committee member Andreason suggested that the Fire Marshall be asked to compile a report on wildfire hazards throughout the HOA and present the results at the meeting.
- Election: Committee chair Allen will collect names and candidate statements for inclusion on the ballot. The ballots will be mailed at the beginning of May, so this information must be in final form by the end of April. The board is aware of five people who have expressed interest in being on the ballot for seven positions. The committee will post signs at the entrances to encourage others.

9. Financial Report

- Expenses: Expenses in February were over budget by \$8,731 due to the annual tree-trimming bill, which is nonrecurring. We are over budget for the fiscal year to date by \$17k.
- Cash Flow: No funds were transferred to reserves this past month due to tight cash flow. However, fee payments are already coming in thanks to the online payment option, with over 20 received thus far, so replenishment of the reserve fund should resume in March.

10. **New Business:** A proposal was received from LaBarre/Oksnee for renewal of the HOA insurance policy. The annual cost of \$11,349 is 5% higher than last year, but the deductible decreased from \$25k to \$10k. The board voted 5-0 to authorize President Klein to renew the policy.

11. **Adjournment:** The meeting adjourned at 7:57 p.m. The next meeting will be held at 6:30 pm on April 6th, in the upstairs boardroom of the Lomas Santa Fe Country Club.