

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

**BOARD OF DIRECTORS' MEETING MINUTES**

**WEDNESDAY, APRIL 6, 2022**

**Present:** President Klein (telephone); Vice President Allen; Secretary Basore; Treasurer Costello (arrived after Old Business); Director Bissierier; and members Katz (telephone) and Punch.

**Absent:** Directors Krems and Luque

1. **Call to Order:** The meeting was called to order by Vice President Allen at 6:31 p.m.
2. **Establish Quorum:** A quorum of 4 directors was established (3 present, 1 telephone).
3. **Meeting Minutes:** The March 2022 minutes were approved as previously distributed.
4. **Member Input**
  - Member Jones submitted a written complaint to the board about a backyard shed on Santa Elena, rope strung between trees on San Mario, badly cracked driveway on San Mario, garbage cans routinely left in the driveway on San Mario, and garage clutter visible from the street on San Mario. Two additional complaints were deemed by the board as City, rather than HOA, jurisdiction. The board will consider whether to include any of these items on the agenda for subsequent meetings.
  - Secretary Basore noted that under the new PC&Rs, political yard signs up to 18" x 24" are allowed on lots (not slopes) from April 7 until the primary election on June 7.
5. **Old Business**
  - 647 Santa Camelia: The plywood door has been replaced with a new front door. No enforcement action is required.
  - Location of Board Meetings July-December 2022: President Klein reported that the public schools are still not accepting reservations. Secretary Basore will secure the Lomas Santa Fe Country Club boardroom for a Wednesday evening in each of these six months.
  - 1539&1547 Santa Sabina: The board voted 4-0 to invoke PC&R Article 8.11 to require compliance by both owners with PC&R Article 8.3.15 by April 30, 2022.
6. **Architectural Committee**
  - 765 Santa Camelia: The plans for expansion of this home were reviewed by all those present. There were no adverse comments. The committee's approval is pending clarification of roof and landscape details.
  - Other: Minor home expansions at 1354 Santa Luisa and 1456 Santa Marta were approved, as were a kitchen window at 660 Santa Camelia, patio cover at 1519 Santa Elena, and flagstone at 1544 Santa Elena. Reviews are on-hold at the request of the owners for 1466 Santa Luisa, 549 Santa Victoria, and 545 San Mario.

## **7. Slopes Committee**

- 411 Santa Victoria: The committee will relocate irrigation lines that are located beneath trees that were installed at this address with HOA authorization. Following discussion, the committee will purchase the components at an estimated cost of \$1700 and have Mario Martinez Landscaping store them until they can be installed at a cost of \$3500 using funds from next fiscal year's budget.
- 1354 Santa Luisa: Removal of the block wall planned for this renovation appears certain to impact HOA irrigation lines on the adjoining slope. The committee will discuss plans with the owner to minimize damage and allocate payment for repairs or relocation as needed.
- Spring Planting: The board approved spending \$3300 for spring planting, which will focus on the north end of Santa Camelia and Santa Victoria.
- Slope maintenance in response to homeowner requests was completed at 1527 Sant Elena, 1271 Santa Luisa, 1523 Santa Sabina, 411 Santa Victoria, and 648 Santa Camelia.

## **8. Membership Committee**

- Annual Meeting: The board voted 5-0 to authorize committee member Basore to secure a meeting room at the Lomas Santa Fe Country Club for the first available Wednesday evening in June. The cost is estimated to be \$660, which includes light refreshments.
- Election: Signs have been posted at both entrances encouraging homeowners to seek election to the board. The wording of an email to solicit candidates was approved by a vote of 5-0 and will be mailed to the HOA's email distribution list on April 7. It sets a deadline of Friday, April 22, for expressions of interest. Committee chair Allen will collect candidate statements for inclusion on the ballot.

## **9. Financial Report**

- Expenses: Expenses in March were under budget by \$2,699. We are over budget for the three quarters of the fiscal year to date by \$15k, 95% of which is for slope expenses, including an extra \$10k for water.
- Cash Flow: Electronic payments are providing timely collection of fees, which alleviated cash flow concerns and made it possible to allocate \$2k to repayment of the reserve fund. A total of \$7k has been repaid this year out of the \$10k planned for the full fiscal year.

**10. New Business:** The board discussed how much detail about member input to record in the minutes. It was noted that the board has an opportunity to review the minutes prior to their distribution to members, so adjustments can be made on a case-by-case basis. The consensus expressed was to identify the subject matter of the comment but to avoid identifying homeowners named in a complaint unless they were present with an opportunity to respond.

**11. Adjournment:** The meeting adjourned at 7:29 p.m. The next meeting will be held at 6:30 pm on May 4, in the upstairs boardroom of the Lomas Santa Fe Country Club.