

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

BOARD OF DIRECTORS' MEETING MINUTES

WEDNESDAY, MAY 4, 2022

Present: President Klein (telephone), Secretary Basore, Treasurer Costello, Director Krems (telephone); and members Allen (telephone), Punch, Andreason, Kearns, Catron, Opelt, Judd, Bettincourt, and Wittig.

Absent: Directors Bisserier and Luque.

1. **Call to Order:** The meeting was called to order by Treasurer Costello at 6:32 pm.
2. **Establish Quorum:** A quorum of 4 of 6 directors was established (2 present, 2 telephone). Chris Allen, who was Vice President, has sold his house and is no longer a member of the HOA.
3. **Meeting Minutes:** The April 2022 minutes were approved as previously distributed.

4. Member Input

- Member Judd (1223 Santa Luisa) objected to the expansion at 1229 Santa Luisa on the basis that he and other neighbors were inadequately notified prior to its approval by the HOA last October. He showed evidence that it will block morning sun from his bedroom window and asked the board to rescind the approval. Secretary Basore replied that the board could not address the issue at the meeting because the HOA received a legal demand letter requiring that any discussion of the matter must involve the complainant's attorney.
- Member Catron (1234 Santa Luisa) added that they also did not see the plans.
- Member Kearns (1271 Santa Luisa) suggested the HOA should require neighbors to sign the architectural request form to acknowledge notification, rather than rely on the requester's statement.
- Member Opelt (1303 Santa Luisa) added his concern over the inadequate notification given to neighbors.
- Member Nicholas (605 San Mario) submitted a written request that the board allow hybrid fences that combine vinyl-coated chain link with wooden beams. She noted that the architectural committee had informed her neighbors, the Hazeltons, that this hybrid combination would be rejected as a chain-link fence under the current PC&Rs.

5. Old Business

- Location of Board Meetings July-December 2022: Secretary Basore secured the Lomas Santa Fe Country Club boardroom for the first Wednesday in each of these six months. President Klein noted that Solana Vista school might become available as an alternative. The advantages and disadvantages of returning to virtual (Zoom) meetings was discussed. It was agreed that the new board could select its own dates, times, and format.

6. Architectural Committee

- Chris Allen will continue to serve on the architectural committee, which does not require HOA membership. His three-year term ends in November 2024.
- The hybrid chain-link fence presented in Member Input was discussed. The board agreed with the architectural committee that this construction does not adequately meet the PC&R objective of eventually eliminating all chain-link fencing to upgrade the neighborhood.
- Other: Tree planting at 545 San Mario and tree removal at 611 San Mario were approved, as was a new cement-tile roof at 1471 Santa Marta. A request for backyard landscaping at 1555 Santa Sabina is under review. Projects are on hold at the owner's request for expansions at 1466 Santa Luisa, 545 San Mario, and 765 Santa Camelia.

7. Slopes Committee

- Trees: About 25 eucalyptus trees in the neighborhood have dropped their leaves and look dead. Committee member Punch consulted with Cielo Tree Service and the HOA's arborist, who contacted the eucalyptus expert at Cal Poly San Luis Obispo. Nobody could offer a definitive explanation. The leading theory is that it is related to the unseasonal Santa Ana wind in April. If so, the trees should revive, so no action will be taken.
- Irrigation: Repair of a leak on the slope between Santa Elena and Santa Sabina revealed serious corrosion to the original piping, which was replaced. Relocation of the irrigation at 411 Santa Victoria is scheduled for June. Next fiscal year, the irrigation upgrade will focus on the slope south of Santa Victoria.
- Spring Planting: Due to the urgent irrigation repair, the funds available this fiscal year for planting have been reduced to \$1400, which will focus on the north end of Santa Camelia and Santa Victoria.

8. Membership Committee

- Annual Meeting: A meeting room at the Lomas Santa Fe Country Club was secured for Wednesday, June 8, from 6 – 8 pm. The cost is estimated to be \$660, which includes light refreshments. Member Andreason will contact the Fire Department to conduct a slope survey and report the results at the meeting. Member Punch will present the current status of the slope irrigation system, and President Klein will offer his parting remarks.
- Election: Four candidates have registered for 7 open positions. The ballot language was accepted by acclamation. The board voted 4-0 to appoint Chris Allen as Election Inspector.

9. Financial Report

- Expenses: Expenses in April were under budget by \$742, including a \$2000 repayment to the reserve fund. We are over budget for the 10 months of the fiscal year by \$10k.
- Proposed Budget: A budget for the next fiscal year was presented for consideration by the board to be elected in June. It includes a 7% increase in fees to \$1408 per year (\$704 every 6 months) to support \$266k in expenses, 86% of which are slope-related. Secretary Basore

moved to shift \$2k from repayment of reserves to landscape maintenance. The board voted 4-0 to endorse the budget as amended.

10. **New Business:** Member Punch showed a depiction of the City's planned modifications to Santa Helena north of Sun Valley Road. The board viewed it favorably and no action was taken.
11. **Adjournment:** The meeting adjourned at 8:03 pm. The next meeting will be the Annual Meeting of Members, starting at 6 pm on June 8, downstairs at the Lomas Santa Fe Country Club.

Executive Session (Directors only)

Opaque rear fences: The opaque rear-slope fences at 1539 and 1547 Santa Sabina have been removed, so there was no need to hold an enforcement hearing. The matter is now closed.

Legal: The board voted 4-0 to authorize President Klein to obtain up to 8 hours of advice from the HOA's attorney regarding a letter to the HOA from a litigation attorney representing one of our members regarding the expansion project at 1229 Santa Luisa. The letter demanded that the HOA rescind its approval of the project and modify its procedures to make the HOA (rather than the requester) responsible for notifying neighbors.