

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

BOARD OF DIRECTORS' MEETING MINUTES

WEDNESDAY, JULY 6, 2022

Present: Newly-elected Directors Carter, Costello, Sagar, Wittig; and Members Allen, Patterson, Punch.

Absent: Newly-elected Directors Basore, Hellinger.

1. **Call to Order:** The meeting was called to order by Director Costello at 6:52 pm.
2. **Establish Quorum:** Newly-elected Director Hazelton submitted his resignation on June 14, 2022. A quorum of 4 of the 6 remaining directors was established. The board will seek to identify an interested party to fill the vacancy.
3. **Meeting Minutes:** The May and June 2022 minutes were approved as previously distributed.
4. **Member Input:** Member Patterson (1277 Santa Luisa) sought board guidance regarding what she believes is an incorrectly placed side yard fence. The board offered suggestions for achieving a friendly resolution with her neighbor and offered to revisit the situation if necessary.
5. **Election of Officers:** The following officers were elected unanimously:
 - President: Simona Hellinger
 - Vice President: Tom Carter
 - Secretary: Paul Basore
 - Treasurer: Paul Sagar
6. **Architectural Committee**
 - The board will consider modifying the composition of the architectural committee at its next meeting. Until then, the committee's composition remains unchanged.
 - There are four architectural requests currently awaiting a decision pending additional input from the homeowners: Expansions at 1466 Santa Luisa and 765 Santa Camelia, a fence at 549 Santa Victoria, and a pergola at 411 Santa Victoria.
 - Fifteen approved projects have not yet been completed. One was approved more than two years ago, and four others were approved more than six months ago.
 - The committee is considering a modification to the Request for Architectural Improvement form that would require affected neighbors to sign the form, not just be notified.
7. **Slopes Committee**
 - Appointment of a committee chair was deferred until the next meeting.
 - Spring Planting: The area improved is on the north end of Santa Camelia and west of the corner of Santa Luisa and Santa Victoria. Other areas of Santa Luisa and Santa Victoria received fill-in plantings. The total bill was \$3816 for plants and \$1400 for labor.

- Irrigation: The replacement of the irrigation piping on the slope east of Santa Sabina is complete, at a cost of \$1843 for materials and \$2800 for labor. Relocation of the irrigation lines at 411 Santa Victoria will be completed in July, at an estimated cost of \$5k. An upgrade of the slope irrigation at 1354 Santa Luisa is planned at an estimated cost of \$1400. The homeowner will pay 40% of that cost. The committee will be contacting Watersedge to schedule backflow testing.

8. Membership Committee

- Appointment of a committee chair was deferred until the next meeting.

9. Financial Report

- Expenses: Expenses in June were under budget by \$2.2k. We were over budget for the full fiscal year ending June 2022 by \$6.6k, which included \$10k for restoration of the reserve fund, which now carries a balance of \$22k.
- The board approved the 2022-2023 budget (July – June) that was endorsed by the previous board at its May meeting and presented for discussion at the annual meeting. It includes a 7% increase in fees to \$1408 per year (\$704 every 6 months) to support \$266k in expenses, 87% of which are slope-related and 3% are for restoration of the reserve fund.

10. New Business: None.

11. Adjournment: The meeting adjourned at 8:02 pm. The next meeting is scheduled for August 3 at 6:30 pm in the upstairs boardroom of the Lomas Santa Fe Country Club.