

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

BOARD OF DIRECTORS' MEETING MINUTES

WEDNESDAY, SEPTEMBER 7, 2022

Present: President Hellinger, Vice President Carter, Secretary Basore, Treasurer Sagar, Director Costello, Director Wittig; and Members Punch, Mason, Judd, Hazelton(2), Benner, Prada (2).

Absent: None

1. **Call to Order:** The meeting was called to order by President Hellinger at 6:33 pm.
2. **Establish Quorum:** A quorum of 4 out of 6 directors was established. The two remaining directors arrived shortly thereafter, prior to Member Input.
3. **Meeting Minutes:** The August 2022 minutes were approved as previously distributed.
4. **Member Input:** Member Benner spoke in favor of allowing a pergola near the top of the slope at 411 Santa Victoria, which is adjacent to his lot. Member Mason asked whether there had been any architectural requests for 1229 Santa Luisa since June 2019. The board agreed to search its records and respond. A written statement submitted by Member Chelos was read by Secretary Basore, which asked about the process used to award the landscape maintenance contract. The board noted that the contract was placed 4 years ago as a result of a competitive bidding process and it remains valid until the board decides otherwise. The terms do not change from year to year, except for an increase in the hourly labor rate, which is approved in the annual budget.
5. **Old Business:** The board was unable to identify a candidate for the open board position, but will continue the search and discuss it again next month.
6. **Architectural Committee**
 - 411 Santa Victoria: The Pradas appealed the committee's rejection of their request to locate a pergola close to the top of the slope. They presented an engineering report to address slope stability concerns and cited neighbor Benner's supportive statement made during Member Input. The board asked Director Wittig to propose a Rule at the next board meeting that could be applied uniformly rather than approve this request in isolation.
 - 611 San Mario: The Hazeltons appealed the committee's rejection of their request to erect a post-and-rail fence with chain-link mesh attached. The board decided that attaching chain-link mesh as a supplemental barrier to what is otherwise a functional post-and-rail fence does not create a "chain-link fence" for the purpose of Article 8.3.14, so this request is compliant with the PC&Rs. The appeal was granted and their request is approved.
 - 1466 Santa Luisa: This second-story expansion has been presented at two previous board meetings, but the final design is a hybrid of what was presented at each of them, so it was presented again to allow neighbor input. This iteration has removed the slope setback

encroachment and includes reduced window sizing in response to neighbor concerns. No adverse comments were presented, so the committee will approve this request.

- Other requests approved were for solar panels at 545 San Mario and 611 San Mario, and horizontal siding at 749 San Mario. Two more solar requests were received and are pending review, for 1456 Santa Luisa and 1512 Santa Elena.
- The committee presented a modification of the architectural request form that requires signatures from the neighbors who are notified, or explain why anyone's signature is unavailable. A space is added for each neighbor to indicate the number of plan pages seen. This version has been reviewed by the HOA's attorney and found to be consistent with best practice, falling between the minimum-acceptable and most-thorough approaches used. The board voted 6-0 to adopt this new form, which will be posted on the website promptly.

7. Slopes Committee

- Mario Martinez, doing business as Martinez Landscape Design, received his own individual state contractor's license, number 1095167 (type C27). He had previously been performing work under the supervision of his father's license.
- Fertilizer has been purchased but awaits cooler weather for application to the slopes.
- Irrigation upgrade was completed behind 759 Santa Luisa and 411, 417, 423 Santa Victoria.
- The arborist has been scheduled to evaluate eucalyptus trees in the eastern half of the development on September 13. Joining him will be the slopes committee, Mario Martinez, and Albert Sanchez (Cielo Tree Care).

8. Membership Committee

- The September newsletter was delivered with the mailed fall invoices and via email.

9. Financial Report

- Expenses: Expenses in August were under budget by \$158, but there was no contribution to the reserve fund this month. Year-to-date expenses were over budget by \$3.7k. Treasurer Sagar presented a cash flow projection that shows an acceptable buffer, with the choke point being \$27k just before the spring invoices are sent in March.
- Delinquencies: One owner is delinquent by \$7k. A lien has already been placed on that property. The board discussed updating the lien to reflect the current balance. Treasurer Sagar will try to find a firm to assist because our legal representative, Epsten APC, no longer handles debt collection.

10. New Business: Secretary Basore will investigate both Solana Vista school and the country club as venues for board meetings in 2023. Solana Vista is more accessible, but may be too expensive. Solana Vista will be hosting an open house on October 11 that the HOA may want to promote.

11. Adjournment: The meeting adjourned at 8:39 pm. The next meeting is scheduled for October 5 at 6:30 pm in the upstairs boardroom of the Lomas Santa Fe Country Club.