

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

**BOARD OF DIRECTORS' MEETING MINUTES**

**WEDNESDAY, OCTOBER 4, 2023**

**Present:** Secretary Basore, Treasurer Sagar, Directors Beck, Costello, Wittig; and Members Andreason, Costello, Katz(2), Klein, Punch, Willis.

**Absent:** President Hellinger, Vice President Carter.

1. **Call to Order:** The meeting was called to order by Director Beck at 6:35 pm.
2. **Establish Quorum:** A quorum of 4 out of 7 directors was established. In addition, Director Witting arrived after the minutes were approved and left after the slopes committee report.
3. **Meeting Minutes:** The September 2023 minutes were approved as previously distributed.
4. **Member Input:** Members Katz expressed concern that the HOA's attempt to transfer liability onto the homeowner of 550 San Mario for possible future slope failure simply by recording it in the minutes was too vague to be legally binding. Member Klein agreed that a legal review was advisable. Member Willis expressed concern over the trees near the lagoon behind Santa Victoria that fell as a result of the City's drainage pipe failure this summer. He noted that if they are not cut into manageable pieces this year, they will be very difficult to cut and remove later.
5. **Old Business:** Treasurer Sagar reported on his meeting with Solana Beach Fire Protection about the neighborhood's exposure to wildfire approaching from the east during a Santa Ana wind event. The HOA's slopes and our yards are in excellent shape. Member Willis noted that it is not possible to stop a Santa Ana wildfire event, so the focus needs to be on minimizing the flammability of the area surrounding each structure. Within this radius, plants should be fire resistant.
6. **Architectural Committee**
  - *765 Santa Camelia:* This project, which has been discussed at previous meetings, was approved by the committee after plan modifications resolved the objections raised.
  - *642 Santa Camelia:* A tree replacement in the front yard was approved.
7. **Slopes Committee**
  - *Annual Tree Maintenance:* Work will start October 16 with removal of trees behind 429 and 507 Santa Victoria identified by the arborist. The board voted 5-0 to authorize spending up to the remaining slopes budget (~\$2k) to address the fallen trees in that area below the brow ditch. The slopes committee will attempt to leverage City support since these trees fell as a result of the City's storm drain failure.
  - *1515 Santa Sabina:* A Eucalyptus tree on the HOA-maintained slope is substantially encroaching on the rear yard at this address, just above the fence height. Trimming will cost \$435. As this is within the slopes budget, there was no objection from the board.

- *Irrigation Upgrade*: The irrigation system on the slope along Santa Victoria south of Santa Petra was completed. Planting of that area will begin this month, primarily with Rosea Iceplant.

## **8. Membership Committee**

- *Website*: Member Costello, who maintains the HOA's website, presented and described the current content. The site averages 205 monthly unique visits, many viewing multiple pages. After the home page, the most viewed secondary pages are the Documents page and the Contacts page. The board asked that reference to the old PC&Rs and Bylaws be removed and that links to relevant fire safety websites be added. The FAQs were deemed to be out of date. Secretary Basore agreed to recommend updated language.
- *Meetings*: The board voted 4-0 to attempt to move the board meeting night in 2024 from the 1<sup>st</sup> Wednesday to the 2<sup>nd</sup> Wednesday. Secretary Basore agreed to contact the country club to see if this option is available, and otherwise to secure the 1<sup>st</sup> Wednesday through 2024.

## **9. Financial Report**

- *Expenses versus Budget*: Expenses for the first three months of the fiscal year were \$79.5k, which is 29% of the annual budget. It is normal for slope expenses to be higher in the summer months than in the winter months, so this expenditure is on-track. \$2k was transferred from the checking account to the reserve account, bringing the balance to \$36k (the target is \$40k).
- *Billing*: Treasurer Sagar investigated the double billing that occurred for the September invoices. The root cause was miscommunication resulting hand-over of responsibility due to a staff change at Mother Lode Bookkeeping. Undelivered email invoices continue to be an issue. Any September invoices unpaid by October 17 will be sent a hard copy in the postal mail.

## **10. New Business**

- The board voted 4-0 to authorize President Hellinger to contact the HOA's attorney for advice on what the HOA should do to protect itself and our members from liability in situations where neighbors disregard the HOA's covenants.

11. **Adjournment**: The meeting adjourned at 8:25 pm. The next HOA board meeting is scheduled for November 1<sup>st</sup> at 6:30 pm in the upstairs boardroom of the Lomas Santa Fe Country Club.