

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

**BOARD OF DIRECTORS' MEETING MINUTES**

**WEDNESDAY, NOVEMBER 1, 2023**

**Present:** President Hellinger, Vice President Carter (phone), Directors Beck, Costello, Wittig; and Members Andreason, Barton, Punch.

**Absent:** Secretary Basore, Treasurer Sagar.

1. **Executive Session:** A closed executive session was held prior to the meeting so that President Hellinger could share the guidance obtained from the HOA's lawyer regarding legally appropriate responses when homeowners fail to comply with the covenants.
2. **Call to Order:** The meeting was called to order by President Hellinger at 6:32 pm.
3. **Establish Quorum:** A quorum of 4 out of 7 directors was established.
4. **Meeting Minutes:** The October 2023 minutes were approved as previously distributed.
5. **Old Business:** Member Barton (550 San Mario) discussed his perspective on his approved architectural request vs. the work done. He contended that everything done was on the form. He also felt that the uninvited investigation of his project by the board was over-reach and noted that this was not done for all projects in the community. No members of the architectural committee were present at the meeting to respond, but the board agreed to follow-up.
6. **Architectural Committee**
  - There were no new architectural requests submitted or approved in the past month.
7. **Slopes Committee**
  - *Fallen Trees in Lagoon:* The HOA has begun re-planting in the area behind the houses on Santa Victoria where the storm drain failed. In a meeting between the county, the city and the HOA, it was determined that only one part of a remaining palm tree is on county property. Discussion are on-going regarding which party pays for the clean-up and re-planting. Member Punch noted that the HOA is now planting trees and bushes throughout the neighborhood that will have more extensive root structures to help preserve the slopes.
  - *Fall Planting:* 210 flats of Rosea Iceplant were planted in the area where the irrigation upgrade was completed and the Torrey Pines were removed on Santa Victoria.
8. **Membership Committee**
  - *New Neighbors:* Two homes that have sold recently at 1471 Santa Marta and 661 San Mario. Mother Lode Bookkeeping will be contacted in an attempt to obtain contact information for follow-up.

- *Meetings:* The upstairs boardroom at the Lomas Santa Fe Country Club has been secured for the 2<sup>nd</sup> Wednesday evening of each month throughout 2024. The Club provides this space to our HOA for no charge.

#### **9. Financial Report**

- *Expenses versus Budget:* Expenses for the first four months of the fiscal year were \$95.4k, which is 35% of the annual budget, which matches expectation. \$2k was transferred from the checking account to the reserve account, bringing the balance to \$36k (the target is \$40k).

#### **10. New Business**

- The board discussed whether a process is needed to follow up on approved projects to determine whether they conform to the plans that were approved. The topic will be placed on the agenda for the next meeting for further discussion.

11. **Adjournment:** The meeting adjourned at 7:18 pm. The next HOA board meeting is scheduled for December 6<sup>th</sup> at 6:30 pm in the upstairs boardroom of the Lomas Santa Fe Country Club.