

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

**BOARD OF DIRECTORS' MEETING MINUTES**

**WEDNESDAY, JANUARY 4, 2023**

**Present:** President Hellinger, Vice President Carter, Treasurer Sagar, Director Costello; and Members Andreason, Punch, Beck, and Prada (2).

**Absent:** Secretary Basore, Director Wittig

1. **Call to Order:** The meeting was called to order by President Hellinger at 6:31 pm.
2. **Establish Quorum:** A quorum of 4 out of 6 directors was established.
3. **Meeting Minutes:** The December 2022 minutes were approved as previously distributed.
4. **Member Input**
  - Member Beck, 760 San Mario, inquired about the home expansion project at 765 Santa Camelia that was rejected by the architectural committee and for which the board declined to offer a variance at the December meeting. He is concerned about how subsequent architectural requests involving roofs with small facets will be treated. The board encouraged him to reach out to the architectural committee for clarification.
5. **Old Business**
  - Open board position: Bill Beck, 760 San Mario, volunteered to fill the open position. He was appointed by a 4 – 0 vote of the board. His term will lapse at the next Annual Meeting.
  - Outdoor lighting: President Hellinger advised that she is in communication with an HOA member having specific expertise in this area and will follow-up with the board later.
6. **Architectural Committee**
  - 411 Santa Victoria: A plan was submitted to install a pergola 10 feet from the rear building pad boundary on this lot. The request was not accepted by the architectural committee because it does not comply with PC&R 8.3.4, which requires 15 feet of setback for such a structure. The owners requested a variance, noting that that the only neighbor affected approves of the project. After discussion, the board voted 5 – 0 to grant a variance on the basis that (1) The pergola is and must remain an open structure (no side walls or curtains), and (2) The proposed location is unique, as there is no significant impact on the only next-door neighbor and there is no property bordering on the rear below the slope.
  - Committee approvals: There were no other requests submitted or approved.

## 7. **Slopes Committee**

- Annual tree maintenance: Cielo Tree Care is currently half-way through scheduled work in response to the annual arborist's report. Rain is delaying completion of the work.
- 1278 Santa Luisa: An agreement to remove a large Torrey pine tree at this address was reached. The \$6k cost will be split evenly between the lot owners, the neighbors at 1304 Santa Luisa (who requested the removal), and the HOA.
- 1472 Santa Marta: The irrigation repair near this address is complete. There was extensive digging and rerouting of pipes due to tree roots and two valve boxes were relocated.

## 8. **Membership Committee**

- Annual Meeting: The committee still needs to confirm availability of Solana Vista elementary school for the selected meeting date of June 7<sup>th</sup>, and obtain insurance coverage for the event.
- Newsletter: The March newsletter content was discussed, with details to be finalized at the board meeting in February.

## 9. **Financial Report**

- Fee collection: Treasurer Sagar solicited feedback on how to improve communication with Members so that fees will be collected before they become overdue. He will contact Mother Lode Bookkeeping to see if any change occurred to the email invoicing process that might explain the high rate of delayed payments.
- Expenses: Expenses in December were over budget by \$4.4k as a result of high slope maintenance costs, but total fiscal year-to-date expenses were still under budget by \$1.5k. No funds were transferred from the checking account to the reserve fund this month.

## 10. **New Business:** None.

11. **Adjournment:** The meeting adjourned at 7:27 pm. The next meeting is scheduled for February 1<sup>st</sup> at 6:30 pm in the upstairs boardroom of the Lomas Santa Fe Country Club.