

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

**BOARD OF DIRECTORS' MEETING MINUTES**

**WEDNESDAY, FEBRUARY 1, 2023**

**Present:** President Hellinger, Vice President Carter (after Member Input), Secretary Basore, Directors Wittig (after Old Business), Costello, Beck; and Members Andreason, Beck, Klein, Punch, and White.

**Absent:** Treasurer Sagar

1. **Call to Order:** The meeting was called to order by President Hellinger at 6:30 pm.
2. **Establish Quorum:** A quorum of 4 out of 7 directors was established. Two more arrived later.
3. **Meeting Minutes:** The January 2023 minutes were approved after adding Member Andreason to the list of those present.
4. **Member Input**
  - Member Andreason provided the City Fire Department's recommended list of plants for slopes. She will provide a copy to the slopes committee and to the membership committee for possible posting on the website.
  - Member Shriver (666 San Mario) submitted a written statement describing the Texas privet hedge she has planted around the perimeter of her rear yard to obscure her chain link fence. She expects the hedge to be approximately 4 feet tall, to avoid impeding her view. She also objected to the planting of a tree by her neighbors without being notified.
5. **Old Business**
  - Outdoor lighting: Former HOA President Klein described an international effort (darksky.org) to educate the public of the benefits of reducing excessive nighttime illumination. The board voted 5-0 to appoint Member Klein to chair an ad hoc dark-sky committee, which will report to the board each month. Committee Chair Klein will identify any additional committee members at the next meeting.

6. **Architectural Committee**

765 Santa Camelia: Member White described his plan for home expansion to those in attendance. Three neighbors to the east of this property (Members Beck, Cohen, and Abbadessa) submitted written objections. Member Beck was in attendance to present their case. President Hellinger and Director Beck also spoke in opposition. Committee Chair Basore and Director Wittig spoke in favor of approving the request. The board voted 5-1 to instruct the committee to delay a decision on this request until the board had a chance to visit the site. Director Beck agreed to coordinate a site visit within the next week or two.

## 7. Slopes Committee

- Annual tree maintenance: Work along Highland is complete. Work remaining is on the slopes along Santa Marta and Santa Sabina.
- 1278 Santa Luisa: A large Torrey pine tree at this address is in the process of being removed at the request of the neighbors at 1304 Santa Luisa. The cost is being split three ways evenly between the two neighbors and the HOA.
- 507 Santa Victoria: The recent Santa Ana winds toppled a large eucalyptus tree on the rear slope of this property. It fell partially beyond the rear lot line into the San Elijo Lagoon preserve. The portion of the tree that remains on the HOA-maintained slope will be cut up and removed. The drainage ditch will be inspected for damage and repaired if necessary.

## 8. Membership Committee

- Annual Meeting: Voicemail and email attempts to contact the district school administration to confirm availability of Solana Vista elementary school for the selected meeting date of June 7<sup>th</sup> have gone unanswered. Director Wittig agreed to contact relevant staff in person and Secretary Basore will provide him with the necessary information details.
- Newsletter: The March newsletter needs to be ready to distribute prior to the next board meeting. The committee will collect content and Secretary Basore agreed to format it. The newsletter will be e-mailed to those for whom we have valid email addresses to greatly reduce printing and postage cost.

## 9. Financial Report

- Fee collection: Postal follow-up invoices dramatically reduced the number of overdue fee payments, with only four accounts still unpaid.
- Expenses: Because this board meeting was held on the first day of the month, the expense report for January will be delayed until the next board meeting.

10. **New Business:** The board voted 6-0 to designate President Hellinger to notify Member Shriver (666 San Mario) that the hedge planting described in her Member Input (above) appears to be more than just maintaining the appearance of existing landscaping and is therefore subject to PC&R Article 8's requirement to submit an architectural request form for approval by the HOA.

11. **Adjournment:** The meeting adjourned at 8:49 pm. The next meeting is scheduled for March 1<sup>st</sup> at 6:30 pm in the upstairs boardroom of the Lomas Santa Fe Country Club.