

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

**BOARD OF DIRECTORS' MEETING MINUTES**

**WEDNESDAY, MARCH 1, 2023**

**Present:** President Hellinger, Treasurer Sagar, Directors Beck, Costello, Wittig (phone); and Members Andreason, Hurley, and Punch.

**Absent:** Vice President Carter, Secretary Basore

1. **Call to Order:** The meeting was called to order by President Hellinger at 6:30 pm.
2. **Establish Quorum:** A quorum of 5 out of 7 directors was established.
3. **Meeting Minutes:** The February 2023 minutes were approved as previously distributed.
4. **Member Input**
  - Member Hurley expressed concern about landscaping at 666 San Mario. Specifically, he wanted to ensure that the landscaping on the east corridor is maintained such that the Hurley's view is protected.
5. **Old Business**
  - President Hellinger emailed the homeowner at 666 San Mario, asking her to submit an architectural request form in regards to her landscaping. There was no response to the email nor did we receive a form.
6. **Architectural Committee**
  - 765 Santa Camelia: The pending architectural request was voluntarily withdrawn by the homeowner in anticipation of submitting a substantially revised request.
7. **Slopes Committee**
  - Annual tree maintenance: Very little work was done in the past month due to persistently wet and windy weather. About 16 trees remain to be trimmed and a downed tree at 507 Santa Victoria will be cleared when weather permits. Work will continue through March.
  - 1278 Santa Luisa: A second Torrey pine tree will be removed from the slope at this address at the request of the homeowner and their neighbor. The homeowner, their neighbor, and the HOA will split the cost of removal equally.
  - Member Hurley asked about the HOA's practices on putting landscaping services out for bid and recommended Heritage Landscaping. A discussion ensued about history with different companies. The board will consider going out for bid in the next contract cycle.

## 8. **Membership Committee**

- Annual Meeting: The meeting has been set for June 7<sup>th</sup>, 2023 in the multi-purpose room at the Solana Vista Elementary School, contingent on the HOA renewing its liability insurance in April when it comes due.

## 9. **Dark Sky Committee (ad hoc)**

- Member Klein is still putting together the committee and is also putting together some educational materials for dissemination to homeowners. The goal is to begin to assess community interest and effective means of communication.

## 10. **Financial Report**

- Fee collection: Invoices went out and have been received by some but not all households. The board requested that Secretary Basore send a follow-up email reminder from the HOA's email address – as opposed to the bookkeeper's email address, which some neighbors have reported going to spam. The follow-up email will let them know that they should have received a bill from diane@mlbinc.com, with instructions to get in touch with the HOA if the bill was not received.
- Expenses: Treasurer Sagar reported that he is using a new format for reporting expenses versus budget, which rolls-up expenses year-to-date rather than by month. For the 8 months of the current fiscal year, total expenses have been \$161k out of an annual budget of \$258k, which puts the HOA on-track to finish the fiscal year within budget.

11. **New Business:** President Hellinger summarized a zoning change proposed by a resident of San Elijo Hills #2 HOA that requires approval of our HOA before Solana Beach will consider adopting it. The rationale for the change arose from a homeowner's desire to modify the roof over their garage. The garage encroaches on the front setback, but was built prior to the setback being enacted. Under the current municipal code, such a modification would not be allowed, but the city is willing to consider modifying the code to allow building a pitched roof over an existing flat roof. After some discussion, the board voted 5-0 to approve of this proposed zoning change.

12. **Adjournment:** The meeting adjourned at 7:35 pm. The next meeting is scheduled for April 5<sup>th</sup> at 6:30 pm in the upstairs boardroom of the Lomas Santa Fe Country Club.

## **BOARD OF DIRECTORS' EXECUTIVE SESSION**

President Hellinger called for a closed executive session of the board following the regular meeting, in accordance with Bylaw 4.6. Her request was approved by a vote of 5-0. The purpose of the meeting was for President Hellinger to convey advice she had received from the HOA's attorney at Epstein, APC regarding interpretation of the architectural review provisions of the PC&Rs.