

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

BOARD OF DIRECTORS' MEETING MINUTES

WEDNESDAY, MAY 3, 2023

Present: President Hellinger, Secretary Basore, Treasurer Sagar, Directors Beck, Costello, and Wittig (phone); and Members Andreason, Gordon, Hurley, and Punch. Vice President Carter arrived after Member Input.

1. **Call to Order:** The meeting was called to order by President Hellinger at 6:31 pm.
2. **Establish Quorum:** A quorum of 6 out of 7 directors was established.
3. **Meeting Minutes:** The April 2023 minutes were approved as previously distributed.
4. **Member Input**
 - Member Gordon objected to what he described as the HOA's excessive rules and under-representation of those who would prefer more homeowner autonomy. He suggested (1) a two-year trial period without architectural review, (2) HOA ownership of the HOA-maintained slopes, and (3) reducing the size of the HOA board to give minority perspectives a better opportunity to exert influence.
 - Member Andreason said her personal preference would be for fewer architectural restrictions, but noted that it seems most homeowners support the policies in the current PCRs.
5. **Old Business**
 - Secretary Basore reported that Solana Beach School District has confirmed the HOA's reservation of the multi-purpose room at Solana Vista Elementary School for the Annual Meeting on June 7th. No audio-visual equipment will be provided. Director Witting agreed to contact the school to confirm details regarding timing, access, and setup.
6. **Architectural Committee**
 - 666 San Mario: An architectural request for landscaping at this address was received and approved by the committee. It includes a hedge near the slope that must be kept below 36 inches tall. Member Hurley requested a copy, which was provided to him at the meeting.
 - Other: Solar panel installations were approved at 525 Santa Victoria, 737 San Mario, 1229 Santa Luisa, and 1327 Santa Luisa. Front landscaping was approved at 673 San Mario.
7. **Slopes Committee**
 - 507 Santa Victoria: Temporary repair of the collapsed stormwater drain beneath this slope is complete, but a plastic liner needs to be inserted to complete the task. A total of 5 eucalyptus trees had to be removed from the slope as a consequence of the drain failure. The HOA will repair damage to the slope irrigation system and drainage ditch and replant the disturbed areas to stabilize the soil.

- 655 San Mario: An ironbark eucalyptus tree on the HOA-maintained slope started leaning towards the home after the recent rains. A different ironbark fell at the corner of Santa Luisa and Santa Petra without causing damage, but that prompted the immediate removal of the leaning tree at this address.
- Annual maintenance: Work still remains to be done behind Santa Sabina.
- Unplanned slope maintenance costs this fiscal year have exceeded \$14k. Additional slope expenses will be deferred until next fiscal year (July).

8. **Membership Committee**

- Annual Meeting: The meeting will start at 6 pm on June 7th, 2023 in the multi-purpose room at the Solana Vista Elementary School. Ideas for the agenda were solicited and will include reports from each HOA committee, the President, and Treasurer. Time will be allotted for Member Input. Director Costello will assemble the agenda for Secretary Basore to distribute.
- Annual Election: The board reviewed the ballot mailing, which will be mailed to all homeowners in early May. There were no objections. By vote of 7-0, the board chose Member Andreason to serve in the voluntary role of Inspector of Election. Director Costello will provide her with his key to the HOA's post office box, and the Inspector of Election is the only person authorized to access the post office box until after the election. Secretary Basore proposed that the board seriously consider conducting next year's election using electronic polling.

9. **Neighbor-Friendly Lighting Committee (ad hoc)**

- President Hellinger noted that several responses have been received to the letter that was emailed to homeowners, and encouraged others to also respond. Thus far, all responses except one have been in favor of educating homeowners about improved outdoor lighting.

10. **Financial Report**

- Fee collection: The board discussed ongoing issues with email distribution of invoices. A follow-up postal notice is being sent to homeowners who have not paid 60 days after invoicing.
- Expenses: Treasurer Sagar reported that for the 10 months of the current fiscal year, total expenses have been \$213k out of an annual budget of \$258k, which puts the HOA on-track to finish the fiscal year within budget. No special assessments will be required despite the high slope maintenance costs this year because other categories have been under budget.
- Budget: Treasurer Sagar presented a budget for the fiscal year starting July 1 of \$275k, which is a 6% increase over this year. Following discussion, the board voted 7-0 to accept this budget but to raise annual fees by only 3%, to \$725 per semi-annual installment. This was determined to be the minimum fee increase necessary to meet the HOA's anticipated fiscal obligations.

11. **Adjournment:** The meeting adjourned at 8:30 pm. The next HOA meeting is the Annual Meeting scheduled for June 7th at 6 pm in the Solana Vista Elementary School. The next board meeting is scheduled for July 5th at 6:30 pm in the upstairs boardroom of the Lomas Santa Fe Country Club.