

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

**MINUTES OF THE ANNUAL MEETING OF THE MEMBERS  
Solana Vista Elementary School**

**WEDNESDAY, JUNE 7, 2023**

- I. **Establish Quorum:** 119 of 192 ballots were returned, significantly more than the one-third required to establish a quorum. The sign-in sheet lists 33 individual attendees representing 28 lots within the HOA (only one vote per lot is allowed).
- II. **Welcome:** President Simona Hellinger called the meeting to order at 6:06 pm. She thanked the board and committee members and stressed the value of the HOA to help neighbors resolve disputes and to represent homeowners in disputes with the City, as arose in conjunction with a sink hole that developed on Santa Victoria this year.
- III. **Slope Report:** Director John Witting, chair of the slopes committee, summarized the history of the HOA's contracted slope maintenance, then called on committee member Sandy Punch to describe the committee's major activities of the past year. In addition to the sink hole repair, which the City paid most of the cost to repair, these activities included continuing upgrades to ageing irrigation piping, the annual arborist inspection of trees on the HOA-maintained slopes, and tree trimming and removal resulting from that inspection. She noted that Martinez Landscaping, which maintains the slopes, commits three workers three days a week, all of whom hold green cards. She looked into installing a recycled-water system, but the cost of ~\$500k would be prohibitive and would only reduce the water bill by one-third.
- IV. **Architectural Report:** Secretary Paul Basore, chair of the architectural committee, reported that 46 requests for architectural improvement were received this past year. All but a few were approved with little or no change. Two were rejected for being non-compliant with the PC&Rs, but were subsequently approved by the board upon appeal. Only one request, for a large flat roof, was rejected outright. The median time from submission to decision was just 2 days, with only 10 exceeding a week, thanks to the responsive support of committee members Chris Allen and Ken Ayers.
- V. **Neighbor-Friendly Lighting:** Ad hoc committee chair Phil Klein reported the distribution of a letter to homeowners to help them understand the impact of excessive lighting at night on their neighbors, and he emphasized that there is no intent to impose involuntary restrictions on homeowners with regard to lighting. He reviewed the five principals discussed in that letter, focusing on avoiding harsh blue-white lights, shielding lights from shining upward or onto neighboring homes, and putting lights on timers or motion sensors so they are only on when needed.
- VI. **Fiscal-Year Financial Report:** Director Bill Beck reported on behalf of Treasurer Paul Sagar that the cash balance at the end of the fiscal year of \$120k is healthy and no special assessments are anticipated in the coming year. Fees for the next fiscal year will increase only 3% despite high inflation, to \$725 every six months. Difficulty with e-

mailed invoices going to spam folders will be addressed by sending the invoices from a different email address that utilizes a different server. The proposed budget totaling \$275k for the next fiscal year was presented, and no adverse comments were raised.

- VII. **Member Input:** Member Chase congratulated the HOA for approving hybrid wood/chain-link fences in rear yards and Member Hurley suggested amending the PC&Rs to allow black chain-link fencing. Member Chase added that what the HOA pays for slope maintenance is a better deal than elsewhere. Several members asked about the future of the Executive Golf Course, but nobody present was aware of any plans. A few members asked the HOA to approach the golf course about erecting fencing to reduce damage from errant golf balls. Member Eghbal added that noisy golf course maintenance machines start operating as early as 5:30 am. Member Mason endorsed the new requirement of signatures on architectural request forms and noted that this resulted from her not seeing the plans for her neighbor's expansion. Member Gordon explained that he would be introducing motions at this meeting during New Business aimed at amending the HOA's governing documents, and he presented his case for adopting them. A written statement submitted by Member Kearns and read on her behalf expressed opposition to these motions, and she defended the process that resulted in the restated governing documents that were adopted in 2021.
- VIII. **New Business:** Three motions for the HOA to conduct a vote of all Members to approve amendments to the governing documents were introduced by Member Gordon. In addition to the Members physically present, another 23 Members representing 25 Lots signed proxy statements that were reviewed and accepted. Three Members who submitted proxy statements were physically present but chose to be represented by proxy. Values shown in parentheses are (in-person vote + proxy vote).
1. A motion aimed at amending Bylaw 3.1 to reduce the number of board members from 7 to 5 was seconded and discussed. Debate ended when the question was called. The vote was 18 Yes (1+17) and 22 No (16+6). The motion failed.
  2. A motion aimed at amending Bylaw 4.1 to reduce board meetings from 12 per year to 6 per year was seconded and discussed. Debate ended when the question was called. The vote was 19 Yes (0+19) and 23 No (18+5). The motion failed.
  3. A motion aimed at amending PC&R Article 8 to remove certain restrictions on architectural style and eliminate the architectural committee was seconded and discussed until there were no further comments. The vote was 19 Yes (1+18) and 23 No (16+7). The motion failed.
- IX. **Ratification of Rules:** Grai Andreason, Inspector of Election, reported that of the 119 ballots that were cast, 84 voted in favor of ratifying the requirement for signatures on architectural request forms and 30 voted against. The signature Rule is thus ratified.
- X. **Election of Directors:** Grai Andreason, Inspector of Election, reported that the three declared candidates were elected to the Board of Directors with the following vote totals: Simona Hellinger (113), William Beck (111), and Tom Carter (102). Write-in votes (4 in total) were cast for Ryan White, Ryan Hazelton, and Sara Doran.
- XI. **Adjournment:** The meeting was adjourned at 8:10 pm.