

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

BOARD OF DIRECTORS' MEETING MINUTES

WEDNESDAY, JULY 5, 2023

Present: President Hellinger, Secretary Basore, Treasurer Sagar, Vice President Carter, Directors Costello and Wittig; and Members Andreason, Allen (Phone), Ayers, Beck, Klein, Plunkett, Punch, White (2), and Wittig.

Absent: Director Beck

1. **Call to Order:** The meeting was called to order by President Hellinger at 6:32 pm.
2. **Establish Quorum:** A quorum of 6 out of 7 directors was established.
3. **Meeting Minutes:** The May and June 2023 minutes were approved as previously distributed.
4. **Member Input**
 - Member Stoops submitted a comment via email that the HOA's invoices incorrectly refer to the semiannual assessments as being specifically for the slopes. Treasurer Sagar agreed this was a mistake and he will work with the bookkeeper to correct the invoices for the next billing cycle.
 - Member Kearns submitted a comment via email expressing concern that green "slow for children" cones are blocking one lane on Santa Luisa even when children are not present, creating a hazardous condition.
 - Member Benner submitted a comment via email asking amateur musicians in our HOA who would like to get together occasionally to play music to contact him at 858-395-2166.
5. **Old Business**
 - Secretary Basore noted that all four officers remain on the board after last month's election. He queried if the existing officers were interested in continuing in their position, and got four affirmative responses. He asked if anyone else was interested, and got no response. He moved to reappoint all four officers, the motion was seconded, and approved by a vote of 6-0.
6. **Architectural Committee**
 - 1547 Santa Sabina: The committee favored approving this home expansion with several stipulations, but only if the board issued variances for five PC&R constraints. The board voted 5-0-1 (Director Wittig abstained since this is his property) to approve the following five variances, based on the unique location of this lot and the submission of written approvals from the two adjacent, most-affected neighbors:
 1. The proposed concrete walls within 15' of the rear building pad boundary are not required to be see-through above 3' height as specified in Article 8.3.15.
 2. The proposed A/C unit is allowed despite the prohibition of permanent structures within 15' of the rear building pad boundary as specified in Article 8.3.4.

3. The proposed trellis is allowed despite the prohibition of permanent structures in the side yard easement as specified in Article 2.10.3.
 4. The proposed trash fence in the front setback can be 42" inches tall, despite the 36" height limit specified in Article 8.3.14.
 5. Podocarpus or similar native hedge trees have board approval for planting on the Owner-maintained Slope, as required by Article 5.3. The board clarified that the HOA bears no responsibility for damage due to planting or irrigating these trees.
- 1354 Santa Luisa: The committee favored approving this fence request with a reduced 5-foot height limit in the rear transitioning smoothly to a 6-foot height on the north side, having received written approval from the only adjacent neighbor; but only if the board issued a variance for Article 8.3.15, which requires fences within 15' of the rear building pad boundary at the top of a slope to be see-through above 3' height. The board voted 6-0 to approve this variance due to the exceptionally exposed location of this rear yard if two conditions are met:
 1. The neighbor at the bottom of the slope (507 Santa Victoria) is also made aware of the proposed fence and does not object.
 2. The owner coordinates the fence installation with the slopes committee to prevent damage to the HOA's irrigation lines located at the top of that slope.
 - 765 Santa Camelia: The committee reported that they would not approve this home expansion based on Article 8.6. The reasons given were that the project is architecturally incongruous with itself and the rear roof design inadequately considers impact on neighbors. A letter to the board was presented in person by the owners arguing that the project does not infringe Article 8.6. A letter opposing the project was presented by Member Beck. Five additional letters were received by the board objecting to the proposal. The board asked the secretary to email those five letters to meeting attendees rather than read them aloud at the meeting, and recommended that the homeowner meet with their neighbor to work out a mutually agreeable solution and/or compromise on the rear roof remodel design.

7. Slopes Committee

- All tree work planned for the previous fiscal year has been completed.
- 731 San Mario: A Eucalyptus tree on the HOA-maintained slope at this address died and requires removal at a cost of \$2100. The board approved this 5-0 (VP Carter momentarily stepped out).
- 435 Santa Victoria: A Eucalyptus tree on the HOA-maintained slope at this address is leaning excessively and poses a hazard. Removal will cost \$1950. The board approved this 5-0 (VP Carter had momentarily stepped out).
- The City installed new sidewalk entrances along Santa Petra, affecting the area adjacent to the sidewalks that is owned by the City but maintained by the HOA. Some sprinklers were moved and some plants were damaged. The affected areas will be replanted this summer.

8. Membership Committee

- Annual Meeting: The board agreed that the Solana Vista venue worked well and recommended repeating this venue next year.
- The committee is responsible for welcoming new neighbors but has no budget for this purpose. The board voted 6-0 to add \$200 to the budget for the coming fiscal year for welcome gifts.

9. Neighbor-Friendly Lighting Committee (ad hoc)

- Feedback was received both before and at the Annual Meeting. The committee will circulate a summary with recommendations to the board for consideration.

10. Financial Report

- Year-end: Treasurer Sagar reported that for the 12 months of the prior fiscal year, total expenses were \$247k compared to a budget of \$258k, helped by lower-than-expected water consumption. Income was \$271k compared to a budget of \$268k. These combined for a net \$15k surplus for the fiscal year.
- Budget: As required by Bylaw 3.13, the new board reviewed the budget for the new fiscal year starting July 1st that was recommended by the previous board. It includes a 3% increase, which raises each homeowner's semi-annual installments to \$725. The board approved the budget with the addition of \$200 for welcome gifts previously approved at this meeting.

11. Adjournment: The meeting adjourned at 8:57 pm. The next HOA meeting is scheduled for August 2nd at 6:30 pm in the upstairs boardroom of the Lomas Santa Fe Country Club.