

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

BOARD OF DIRECTORS' MEETING MINUTES

WEDNESDAY, AUGUST 9, 2023

Present: President Hellinger, Secretary Basore (phone), Vice President Carter (phone), Directors Beck and Costello; and Members Andreason and Punch.

Absent: Treasurer Sagar, Director Wittig

- 1. Call to Order:** The meeting was called to order by President Hellinger at 6:32 pm.
- 2. Establish Quorum:** A quorum of 5 out of 7 directors was established.
- 3. Meeting Minutes:** The July 2023 minutes were approved as previously distributed.
- 4. Member Input**
 - Member Punch alerted the board that SDG&E has sent a notification to affected homeowners about a gas line upgrade that will continue through September. Affected HOA streets are Santa Sabina Ct, Santa Elena Ct, Santa Marta Ct, and San Mario Dr.
- 5. Architectural Committee**
 - There were no complete submissions for the committee to review since the last board meeting, but landscaping requests are anticipated for 550 San Mario and 678 San Mario.
- 6. Slopes Committee**
 - *Eucalyptus:* Two Eucalyptus trees on the HOA-maintained slopes (one at 731 San Mario and one at 435 Santa Victoria) were removed.
 - *Arborist:* Atlas Tree Services, Cielo Tree Service, and Mario Martinez Landscaping met with the slopes committee and together they inspected the HOA-maintained slopes in the west half of the HOA. The arborist from Atlas will write a report and Cielo will submit a bid for the recommended work. The arborist noted that the two remaining Torrey Pine trees on Santa Victoria may need to be removed in a couple of years if they do not survive the change in their environment.
 - *Irrigation:* Affordable Backflow checked our irrigation system and found one valve that needs to be replaced at a cost of \$345.
- 7. Membership Committee**
 - Newsletter: The next newsletter will be sent with the September invoices (via email or via post per each homeowner's preference). It will include reports from the President, Treasurer, and each standing committee. An item submitted by Member Benner will be added about musicians who want to arrange jam sessions. President Hellinger will see if the neighbor-friendly lighting committee has content to add. All content must be submitted to the Secretary by August 25th.

8. Financial Report

- *Cash Flow:* The board reviewed the cash flow statement, which shows a healthy current condition. The report also included future projections that will be discussed at a future board meeting when the Treasurer is present.
- *Billing:* The fall invoices will be sent from **Billing@SanElisoHills1.org**. Members are encouraged to white-list this address so that it does not go to spam. The wording of the invoices has been updated with the correct name of the assessment.

9. New Business

- *672 San Mario:* The board received correspondence on July 10th showing evidence of failure to maintain hedge height at the top of the slope behind this address below 36 inches, as is required by PC&R 8.3.3. The board voted 6-0 for the Secretary to invite the homeowner to a hearing with the board to be held in closed Executive Session on September 6th (see below).

10. **Adjournment:** The meeting adjourned at 7:31 pm. The next public HOA meeting is scheduled for September 6th at 6:30 pm in the upstairs boardroom of the Lomas Santa Fe Country Club.

BOARD OF DIRECTORS' EMERGENCY MEETING MINUTES AUGUST 27 - 28, 2023

- In accordance with Bylaw 4.5, President Hellinger called an emergency electronic meeting of the board. After viewing video evidence that the hedge in question had been trimmed in compliance with PC&R 8.3.3, the board voted 7-0 to cancel the Executive Session planned for September 6th. All board members consented via email to conduct the meeting electronically.