

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

**BOARD OF DIRECTORS' MEETING MINUTES**

**WEDNESDAY, SEPTEMBER 6, 2023**

**Present:** President Hellinger, Secretary Basore, Treasurer Sagar, Directors Costello and Wittig; and Members Andreason, Barton, Hurley, Punch, and Scott (2).

**Absent:** Vice President Carter, Director Beck.

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 August 2023 minutes were approved as previously distributed.
4. **Member Input:** Member Klein noted that some neighbors have placed items with “free to take” signs on street corners in the neighborhood. PC&R Article 5.26 prohibits placing items (other than fruits, vegetables, and books) on lots for taking by the general public. This does not apply on the City’s right of way alongside the streets, but he asked neighbors to respect the intent of this restriction, which is to avoid attracting more traffic on the streets, trolling for discarded items.
5. **Old Business:** The board and attending members discussed neighborhood wildfire safety, with particular attention to the exposure of eastern owner-maintained slopes to hot/dry Santa Ana winds. Coordination with Rancho Santa Fe and the San Elijo Lagoon Ecological Reserve will likely be necessary to make a significant difference. Director Wittig provided contact information for Solana Beach’s Fire Protection Specialist: Katie Strickland, kstrickland@cosb.org, 858-720-2415. Treasurer Sagar agreed to contact her.
6. **Architectural Committee**
  - *678 San Mario:* The owners submitted landscape plans that included an opaque fence height exceeding 36 inches within 15 feet of the rear slope (PC&R Article 8.3.15). The owners asked the board to grant a variance to allow that portion of the fence to be 5 feet high. The board recognized that this as a unique location, in that the fence would only be visible to the two immediately adjacent neighbors and both neighbors expressed a willingness to increase the fence height. The board approved the requested variance by a vote of 5-0 on the condition that signed approvals from both neighbors are submitted to the committee within two weeks.
  - Two other landscaping projects were approved at 550 San Mario and 1551 Santa Elena. A renovation was approved at 711 Santa Camelia after amendment of stucco texture.
7. **Slopes Committee**
  - *Annual Tree Maintenance:* The committee requested approval to proceed with the maintenance recommended by the arborist. The board voted 5-0 to allow the committee to proceed within the limits of the approved annual budget for slope maintenance.

- *Irrigation*: The estimated cost to upgrade the irrigation system along Santa Victoria (south of Santa Petra) is \$5.3k for materials and \$8k for labor.
- *Fall Planting*: Shrub and tree planting is planned behind 507 and 441 Santa Victoria as remediation of the sinkhole damage. Rosea iceplant will be used to in-fill some bare spots.

## 8. Membership Committee

- *Newsletter*: The newsletter was included with September's postal invoices and as an email attachment for those who received their invoices by email.

## 9. Financial Report

- *Expenses versus Budget*: Expenses for the first two months of the fiscal year are \$2.5k under budget. Water, which is one-third of the entire budget, is within 10% of expectation. It was noted that no transfers to replenish the reserve account have been made this fiscal year. The current reserve is \$34k and the target is \$40k. Monthly transfers will recommence.
- *Billing*: Due to a clerical error by our contracted bookkeeper, most members received two copies of the September invoice, and they showed the amount due through next April. Treasurer Sagar will contact Mother Lode Bookkeeping management to identify and correct the root cause of this mishap. The correct invoice amount for this half-year is \$725.
- *Taxes*: The annual tax return was filed. The HOA is a nonprofit corporation and does not owe any taxes, but tax forms still must be filed each year.

## 10. New Business

- *550 San Mario*: The board discussed some unauthorized earthwork at this address. A foot-deep trench was dug along the rear building pad boundary and backfilled with bricks and gravel to support a low-profile retaining wall that extends the flat portion of the rear yard by a few feet. According to the owner, this structure was recommended by the landscaper to reduce slope erosion. This slope failed in 1999 and the backfill repair has eroded more than the neighboring slopes that were graded in the 1970s. Because this work was not approved by the architectural committee, the board reminded the owner that he (and subsequent owners of the property) will be fully liable for any slope damage that is traceable to this earthwork.

11. **Adjournment**: The meeting adjourned at 8:40 pm. The next public HOA meeting is scheduled for October 4<sup>th</sup> at 6:30 pm in the upstairs boardroom of the Lomas Santa Fe Country Club.