

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

BOARD OF DIRECTORS' MEETING MINUTES

WEDNESDAY, OCTOBER 8, 2025

Present: President Hellinger, Secretary Basore; Directors Beck, Melese, Vassar (phone), Wittig; Member Bettencourt.

Absent: Treasurer Sagar.

- 1. Call to Order:** The meeting was called to order by President Hellinger at 6:00 pm.
- 2. Establish Quorum:** A quorum of 6 out of 7 directors was established.
- 3. Meeting Minutes:** The September 2025 minutes were approved as previously distributed.
- 4. Member Input:** Director Beck reported that the Solana Beach City Council's Climate and Resiliency Commission is offering to pay individuals to plant trees on their property and has created a list of preferred tree species for this purpose. The list was handed to the slopes committee. Secretary Basore noted that the Commission includes members of our HOA who might help us determine if these funds can be used to replace damaged trees that the HOA removes from the slopes.
- 5. Old Business:** None.
- 6. Architectural Committee**
 - Requests were received and approved for new windows at 1440 Santa Marta, and a new roof with solar panels at 417 Santa Victoria.
- 7. Slopes Committee**
 - *Irrigation:* Work has been completed on the slopes behind 1259 – 1339 Santa Luisa.
 - *Tree maintenance:* Work recommended in this year's arborist report is expected to begin no later than October 13. All homeowners whose lots are directly affected have been notified.
 - *Nearby trees:* Rancho Santa Fe fire department has notified a Horseman's Park resident about removing their dead trees on the north side of Highland Drive east of our development.
- 8. Membership Committee**
 - *Collection of email addresses:* Letters were mailed to the 15 homeowners for whom we have no email address on file. Seven have responded, leaving 8 remaining. Board members agreed to approach two of those they know personally to confirm that they received the letter.
 - *Welcoming new neighbors:* Gift cards are being delivered. More gift cards are needed.
 - *HOA Start:* The committee and Treasurer will request a demo of the financial-management capabilities offered by this web-based platform.
- 9. Financial Report**
 - Report delayed until the November meeting.

10. New Business: None

11. Adjournment: The meeting adjourned at 6:39 pm. No executive session was held. The next board meeting will be Wednesday, November 12, at 6:00 pm in the upstairs boardroom at the Lomas Santa Fe Country Club.