

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

**BOARD OF DIRECTORS' MEETING MINUTES**

**WEDNESDAY, JANUARY 14, 2026**

**Present:** President Hellinger, Vice President Beck, Secretary Basore; Directors Melese, Vassar; Members Bettencourt, Dodson, Nelson, Punch

**Absent:** Treasurer Sagar, Director Wittig

- 1. Call to Order:** The meeting was called to order by President Hellinger at 6:00 pm.
- 2. Establish Quorum:** A quorum of 4 out of 7 directors was established. Director Vassar arrived after the minutes were approved.
- 3. Meeting Minutes:** The December 2025 minutes were approved as previously distributed.
- 4. Member Input:**
  - Member Dodson asked about HOA requirements for landscaping, including a proposal for planting on her HOA-maintained slope. The board clarified that two separate plans would need to be submitted: (1) To the architectural committee, proposing work to be done by the homeowner on their property that is HOA maintained, and (2) To the slopes committee, proposing work for the HOA to perform on the HOA-maintained slope (defined by Exhibit B).
  - Member Parr submitted a written suggestion that the HOA install signs warning residents about coyotes, similar to those recently installed in St. Francis Court. They could be posted on existing poles, similar to the Neighborhood Watch signs. The board noted that all poles in the neighborhood are owned by the City, not the HOA. No board action was taken.
- 5. Old Business:**
  - *537 Santa Victoria:* The construction debris was removed after President Hellinger visited the homeowner.
  - *Street sign:* The City expects to install the street sign at San Mario and Highland this month.
- 6. Architectural Committee**
  - *1471 Santa Marta:* A request for landscaping and pool is pending committee approval.
  - *1472 Santa Marta:* A request for a trash enclosure adjacent to the HOA-maintained slope was approved with the stipulation that the stucco wall facing San Mario be extended to hide it.
- 7. Slopes Committee**
  - *Tree maintenance:* Six trees, a mix of tipuana and strawberry, were to be planted, but this is delayed because suitable tree stock is not currently available in the north county area.
  - *Recycled water:* Member Andreason submitted minutes from a meeting of our HOA, San Elijo Hills II, Solana Beach Public Works, Olivenhain Municipal Water District, and the San Elijo Joint Powers Authority. The meeting was informational; no decisions were made.

**8. Membership Committee**

- *Annual Meeting:* Solana Vista elementary school has been secured as the venue for the HOA's 2026 Annual Meeting of the Members on June 10. The cost is \$285.

**9. Financial Report**

- *HOA Start:* Treasurer Sagar submitted a position description for a volunteer to help with accounting tasks necessary to switch from Mother Lode Bookkeeping to HOA Start. Member Churanakoses has indicated an interest in serving in this capacity. Director Vassar will meet with HOA Start to get more clarity about what is (and is not) included in their offering, in particular regarding tasks left to the HOA to perform. Secretary Basore asked him to find out if the HOA Start website can link to the content on our existing website during a transition. It was noted that the HOA would retain its website domain (SanElizoHills1.org).
- The number of unpaid fees from the September invoice cycle is substantially reduced after postal mail notices were delivered to overdue accounts.
- We spent \$167k in the first six months of the fiscal year, which is 54% of the annual budget. This is consistent with expectation.

**10. New Business:** None

**11. Adjournment:** The meeting adjourned at 7:18 pm. No executive session was held. The next board meeting will be Wednesday, February 11, 2026 at 6:00 pm in the upstairs boardroom at the Lomas Santa Fe Country Club.