

# San Elijo Hills #1 Homeowners Association

## BOARD OF DIRECTORS MEETING

January 29, 2014

The Board of Directors meeting of the San Elijo Hills #1 Homeowners Association was held on Wednesday, January 29, 2014 at the Lomas Santa Fe Country Club, pursuant to the notice thereof sent to all members. It was determined that a quorum was present and the meeting was called to order by the President, Fred Dawn at 6:32 p.m.

**Directors present:** Fred Dawn, Bob Coale, Randi Sharman, and Paul Davis.

**Directors absent:** Donna Mancuso.

**Also present:** John Frank, and Wendy DeVuyst.

### MINUTES OF PREVIOUS MEETING

A motion was duly made by Randi Sharman and seconded by Bob Coale to approve the minutes of the previous Board meeting of 12/4/13 as written. Motion carried.

**BOARD DUTIES** – The Board discussed the duties that Melissa Nickell was handling before she resigned from the Board at the last meeting. Randi Sharman has been involved with the maintenance duties and she has been working with John Frank on the maintenance. She volunteered to oversee the maintenance duties, but could no longer serve on the Architectural Committee. Paul Davis is willing to serve on the Architectural Committee in Ms. Sharman's place. Discussion. A motion was duly made by Paul Davis and seconded by Randi Sharman to appoint Bob Coale to serve as the interim Board Secretary. Motion carried. Mr. Coale will get another announcement board to post the agenda at the entry areas.

**MEMBER PARTICIPATION** – None

**FINANCIAL REPORT** ... Donna Mancuso was not present. There was no report.

**A. Review Financial Statement** – Tabled.

**B. Delinquent Accounts** - Tabled

**C. Funding for Major Slope Project** - Tabled

**D. Reformatting the Slope Assessment Notice** – Discussion on the newly formatted slope assessment notice. Fred Dawn will work with Donna Mancuso on this notice.

### MAINTENANCE REPORT

**A. Status of Tree Removals Behind Lot 186** – This is covered in the arborist report.

**B. Report from Arborist/Bids for Tree Work** - The Board reviewed the written report from the arborist. Based on his letter and map it appears that there are approximately 34 trees that need to be trimmed or removed. Discussion. There is \$10,000 in the budget for tree trimming work and \$825 for the arborist. There is another \$900 for tree replanting. Randi Sharman will contact the arborist about meeting with her, John Frank and perhaps Donna Mancuso to mark the trees to be done and to prioritize the work.

**C. Status of Irrigation Repairs and Drainage Repairs Approved at the October 2013 Meeting** – John Frank reported that this work has been completed.

**D. Plan to Renovate Entry Areas** – Paul Davis/Randi Sharman tabled to next month.

**E. Selection of Native Trees for Slope Replacements** – Randi Sharman feels that the Board needs to look at what native trees should be used on the slopes. Fred Dawn suggested that we have the consultant give us some recommendations.

**F. Replacing Trees on Slopes that have Died or Been Removed** – Randi Sharman feels trees need to be replaced that have been removed from the slopes. Discussion. It was suggested that the Board look at the budget for next fiscal year to do some of the replacement work.

**G. Letters to Owners**: Letters were sent in December regarding the following: slope clean-up/repairs at 705 Santa Camelia and 1408 Santa Luisa; dumping yard waste on slope at 1442 Santa Luisa; and trash cans visible from the street at 1472 Santa Marta. The Board needs to follow up to see if the work is done. This will be discussed next month.

### **LONG TERM PLAN FOR WATER CONSERVATION**

**A. Drought Tolerant Plantings for Slopes** – John Frank reported that the native planting in the original sample area has been completed. A few plants have died and have been replaced. An additional small area was planted with native plants on the southeast corner of Santa Luisa and Santa Petra. Approximately 15 more plants are needed to complete this area. Mr. Frank and Randi Sharman have to constantly monitor the new landscaping to insure that it thrives. The Board feels that the areas that were done in the native plants look very good. The landscaper is using pickle weed cuttings to fill in bare areas. At the next meeting Mr. Frank and Morey Rahimi would like to make a presentation on the overall condition of the landscaping on the slopes and the contract with the landscaper. Mr. Frank reviewed a map of the Association and recommendations for shutting off some irrigation lines and adding pickle weed in more areas. This will be discussed next month. The water conservation measures have resulted in a savings of about \$5100 over the last year for the same 4 month period. Mr. Frank, Mr. Rahimi, Ms. Sharman and Donna Mancuso will continue to work with the landscaper to reduce the water costs even more over the next 12 months. The Board thanked Mr. Frank and Morey Rahimi for all their work.

**COVENANTS/ARCHITECTURAL REPORT** ... Fred Dawn reported that there were very few requests over the holidays. An application and plan were submitted at tonight's meeting and will be reviewed.

### **MEMBERSHIP & SOCIAL REPORT**

**A. Newsletter to go out with March Billing** – Donna Mancuso is working on this item.

**REVIEW OF AMENDED BYLAWS & PC&R's** ... Bob Coale

**A.** This topic will be dropped at this time.

### **UNFINISHED BUSINESS**

**A. Seek New Board Members** – There are currently two vacancies on the Board. The Board will continue to seek owners who are willing to serve on the Board.

**NEW BUSINESS** – None.

With no further business to be brought before the Board, the meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Wendy DeVuyst,  
Recording Secretary

NEXT MEETING: **Wednesday, February 26, 2014 at 6:30 p.m.**