

SAN ELIJO HILLS 1 HOMEOWNERS ASSOCIATION
SUMMARY OF MINUTES
April 22, 2015

MEMBER PARTICIPATION

An owner reported that there was an incident in December reported to the Police regarding a man in a vehicle following children and attempting to get them into the car. Also, there is an apparent homeless person near the golf course that has approached some children. She wanted to report this to the Board and make them aware of the situation.

FINANCIAL REPORT

Review Financial Statement – The Association is on budget through the 10 months of the budget. At year end we will be slightly over budget on the slope renovation project. This Board had approved \$10,000 in work for this year.

Delinquent Accounts – Only 2 accounts are severely past due and have been liened. There are 24 accounts that are over 30 days.

Begin Work on 2015-2016 Budget – The slope assessment fees may need to be raised up to the 7% limit the Board is allowed to increase. The landscape contractor, Martinez Landscaping, is asking for an increase in his contract amount of 10%. The Board reviewed the contract history with the landscape contractor. Discussion on possible changes to the contract. It was suggested that the Board go out for bid for the regular landscape contract. The budget will need to be approved at the next Board meeting.

MAINTENANCE REPORT

Status of Slope Work – It was reported that the Association will not be planting during the heat of the summer. Regular maintenance has slacked off due to the fact that the landscapers are putting in so many hours on the new planting. It was suggested the Board come up with specifications for the work to be done for the slope renovation and get bids for this work, separate from the regular maintenance contract. We need to find a way to irrigate the new plants rather than hand watering. It was suggested we get some irrigation consulting work to make recommendations on the type of irrigation to be used.

Plans to Renovate Entry Monuments – It was reported that drawings have been done for obtaining bids for the work. We have a verbal bid for 8" high acrylic lettering painted black for \$1250, plus tax, installed. It is estimated that the cost will be about \$14,000 for all 3 monument walls. A motion was duly made and seconded to approve the colors as submitted. Motion carried. Once we get the final information from the City, then the Board can go out for bid.

Status of Tree Work – It was reported that the tree work has been completed. The next inspection is to be done in November.

COVENANTS/ARCHITECTURAL REPORT

Notice RE: Building on Side Yard – A letter dated 3/13/15 was sent to an owner advising that the Association has no approved plans on file for the building constructed in his side yard. The owner was asked to submit any paperwork he has approving this building within 30 days from the date of the letter. We have not received anything from the owner. The Board will file a complaint with the City.

Letters were sent to 2 owners on 3/16/15 regarding "story poles" erected on their lots indicating some type of construction is to begin. There are no approved plans for work at either lot. The owners were asked to submit architectural requests before any work is done.

UNFINISHED BUSINESS

Board Elections:

- **Solicit Candidates** - Donna Mancuso will not be running for re-election. Along with the one vacancy currently on the Board, we will need at least 2 other candidates for these spots. Discussion on who would be willing to take over as President, Treasurer and work on the Slope Renovation. Discussion on soliciting candidates.
- **Select Date for Annual Meeting** – June 17 was tentatively selected for the date of the Annual Meeting.

NEW BUSINESS

Water Restrictions/Possible Rebates on Slope Work – A Board member is investigating getting rebates through the Metropolitan Water District for slope renovation work using drought tolerant plants.

NEXT MEETING: Wednesday, May 27 at 6:30 p.m. at Lomas Santa Fe Country Club