

# SUMMARY OF SAN ELIJO HILLS 1 HOA MINUTES

July 15, 2015

## MEMBER PARTICIPATION

An owner representing several owners was here regarding the short term home rental on Santa Marta. The owners have written to the Board and have complained to the City. This rental has caused a great deal of extra traffic, noise and disturbances to the neighbors. The City has now required that the rental be a minimum of 7 days. This is considered as a business by the City. The neighbors are concerned that property values will drop due to this activity. Discussion on possibly amending the PC&R's or contacting the association attorney on this matter. The Board decided to contact their attorney to get legal advice on this matter as to how to proceed.

## FINANCIAL REPORT

- A. Review Financial Statement – The financial statement ending 6/30/15 was received and reviewed by the Board.
- B. Delinquent Accounts – Only 2 accounts are severely past due and have been liened.
- C. Possible Special Assessment – The Board has discussed this idea to expedite the relandscaping of the slopes. The Board will need to determine the cost for the slope work to decide how much is needed. The Board will continue to look into this matter further.

## MAINTENANCE REPORT

- A. Status of Slope Work – It was reported that the committee has been working with the landscaper and surveyed the slopes to check for moisture content. The plants appear to be thriving. There are some dry areas that are being addressed. We have received permission from Olivenhain Water for us to hand water on the slopes where we have new plantings on a temporary basis so that we don't lose the plants. The next planting period will start in October and go through January. The committee will be reviewing the slopes for fire danger with a retired fire captain who is serving on the Board.
- B. Bids for Landscape Maintenance Contract – The Association has received bids from 3 contractors, in addition to the current landscape contractor. A spread sheet was presented comparing the bids. All the contractors walked with the committee and received a scope of work so they were bidding to the same specifications. It was reported that all the bids are very close in their monthly costs. The current contractor came back with a lower bid than his contract has been for the past year. A lengthy discussion ensued. The Board approved awarding the landscape maintenance contract to Pro-Scape, Inc., effective September 1, 2015, with one Board member abstaining. Pro-Scape will be asked to attend the next Board meeting. Pro-Scape was the lowest bidder and had the most knowledge about care of native plants.
- C. Renovation of Entry Monuments – The committee presented a proposed contract for review. The total cost for the contract, including the lighting and the lettering, will be under \$15,000. We need to have all insurance papers from the contractor in order, along with the contractor's license, before the contract is executed. All the lighting will be LED and there will be no use of the solar panels.

COVENANTS/ARCHITECTURAL REPORT ... It was reported that there is one request pending for a second story addition which is being considered.

## MEMBERSHIP & SOCIAL REPORT

- A. Newsletter – A newsletter will be sent out with the billing this time that will go out in mid to late August.

## NEW BUSINESS

- A. Golfers on Slopes – There has been an issue with golfers urinating on the slopes. Discussion. A Board member will go over to the golf course and talk to them about this issue.
- B. Time Limit for Member Participation – Discussion on limiting time and when members can speak during the meeting so as to keep the meeting moving and so that the Board is able to address the issues on the agenda. A statement will be included on the agenda limiting comments to 5 minutes each.
- C. A Board member had concerns over one of the native plants that is being installed as it is highly flammable. He will work with the Slope Committee on this matter.

Next meeting is scheduled for Wednesday, August 26, 2015 at 6:30 p.m. Lomas Santa Fe Golf Course