

San Elijo Hills 1 Homeowners Association Summary of Minutes for August 3, 2016

MEMBER PARTICIPATION

Owners addressed the Board about burglaries in the area, tree trimming to be done by SDG&E, neighborhood garage sale on 10/1, the poor appearance of some of the slope plantings being used, the suggestion of a special assessment to fund the slope work, and a problem with the Association website.

FINANCIAL REPORT

- A. **Review Financial Statement** - The financial statement was reviewed. At our fiscal year-end (7/16/16) we had spent about \$31,000 on the slopes. This was lower than we had budgeted. We want to keep about \$40,000 in the bank for emergencies.
- B. **Delinquent Accounts** – We have 6 owners who have not paid the last assessment and have been sent out late notices. We have two owners that are excessively delinquent. We filed Small Claims action against these two owners and were awarded judgments.

MAINTENANCE REPORT

- A. **Status of Slope Work** – It was reported that we have had a problem with Yellow Jackets. We are working to eliminate them. We still have a leak on the Santa Camelia slope. We had a leak detection company out, but they could not locate a leak. The back flows were checked and 3 need to be repaired. This work should be done in the next few weeks. An irrigation timer has malfunctioned and had to be replaced. We need to replace a lot of these old timers and the rusting galvanized pipes on the slopes. It will be very costly. Behind Santa Victoria there are tree roots that have damaged the brow ditch. Discussion.
- B. **Status of Repairs to Concrete Swale by Golf Course** - It was reported that we have been in contact with the golf course and they say they are going to make repairs..
- C. **Landscape Plan Changes RE: Planting** – It was reported that we have been walking the different slopes each week. The Highland slope is in very bad shape. It is being recommended that we address that slope sooner than anticipated. It was suggested that we have a committee to help with the selection of plants.
- D. **Discussion and Bids for Landscape Maintenance Contract** – The Board reviewed 5 bids based on the same specifications. The Board awarded the contract to Loma Alta Landscaping, effective 9/1/16.
- E. **Tree Replacements (Need to Appoint Committee to Review Tree Policy on Types of Replacement Trees and Slope Plants)** – The Board appointed a committee to work with a consultant or landscape architect to come up with an overall plan for the slopes, including plant and tree recommendations. The Board will then consider how to fund the project.
- F. **Plantings Installed by Homeowner on a Slope Area** - We have sent a letter to an owner who installed banana plants at the top of the slope, blocking the slope sprinklers. They were asked to submit a request form for the plants. If approved, then they may be required to pay for the moving of the irrigation line.

COVENANTS/ARCHITECTURAL REPORT

Review and Approve Revised Architectural Application – The Board reviewed and approved a new architectural request form that will be uploaded to the website.

MEMBERSHIP & SOCIAL REPORT

Newsletter – A newsletter will go out with the next billing in September and address the slope issues.

NEW BUSINESS

- A. **Lack of Yard Maintenance at 1435 Santa Marta Court** – We have had a complaint about the lack of yard maintenance. This owner has shut off their water. The State does not allow the Association to fine someone for not watering their yard.
- B. **Funding to Update Association Website** – The Board approved funds to update the website.
- C. **Revisions to Board Policies** – The Board reviewed the proposed changes to the existing policies. Revisions were made and the policies will be rewritten and then the Board will vote on them at the next meeting. Once approved, the policies have to go to the members for 30 days for input before the Board can vote to ad
- D. **Upcoming Meeting Dates** – The Board will discuss the upcoming meeting dates at their next meeting.

NEXT MEETING: **Wednesday, August 24, 2016 at 6:30 p.m. at the Lomas Santa Fe Executive Golf Course Clubhouse.**