

SAN ELIJO HILLS HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS'
EXECUTIVE MEETING SUMMARY
October 24, 2018

The scheduled Board of Directors' Executive Session meeting of the San Elijo Hills Homeowners Association, Inc. was held on October 24, 2018 at the Lomas Santa Fe County Club pursuant to the posted notice.

Present: President Ayers, Vice President Basore, Secretary Bissierier, Treasurer Costello, Director Fleming and Director Dunn

Absent: Director Llovera

Also Present: Recording Secretary Quay

The meeting was called to order at 6:20 p.m. and a quorum was established. The Board discussed legal matters including two matters of litigation and collections and foreclosure procedures.

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Absent: Director Llovera

Also Present: Recording Secretary Quay and Association Members

- I. The meeting was called to order at 6:50 p.m.
- II. Establish Quorum: A quorum was established.
- III. Approval of the September 26, 2018 Minutes: The minutes of the September 26, 2018 were approved as amended.
- IV. Member Input:
 - a. A member explained that he reported construction noise to the City of Solana Beach's (City) Code Enforcement Department but nothing has been resolved. President Ayers suggested taking photos, putting the complaint in writing and contacting the City Manager.
 - b. Sandy Punch reported that the Lomas Santa Fe Executive Golf Course has been sold and that the new owners may want to change the zoning. She offered to follow-up with the City and keep the Board apprised.
- V. Member Request to Install Dog Waste Bags and Receptacles: In response to a member's request at the September 26th Board meeting, the Board discussed several issues facing the

Association should they approve the request and concluded that it is not the Association's responsibility. The importance of owners cleaning up after their pets and keeping dogs on leashes will be addressed in the community newsletter and on the website. Sandy Punch will inform the member about the Board's decision.

VI. Committee Reports:

a. Slope Committee:

1. Atlas Environmental Services conducted a site visit to assess 78 large Eucalyptus trees in the eastern portion of the community. The arborist's noted that twenty-three trees need pruning and two trees should be removed. Treasurer Costello said that there is \$20,000 in the budget for trees. It was suggested that Cielo be contacted for a price quote. Sandy Punch will contact the Golf Course for permission to trim the trees around the course and notify the homeowners when work is to begin.
2. The Committee reported that the total cost for the plantings, supplies and labor to finish landscaping on Highland and San Mario is \$10,223.23. Treasurer Costello said that there is \$8,000 in the budget. ***Director Fleming made a motion to authorize an additional \$2,223.23 from the architectural budget and the remainder from the tree trimming budget. The motion was seconded by Treasurer Costello and it passed.***

b. Architectural and Planning Board:

1. ***Director Dunn made a motion to appoint Vice President Basore as Chairman. Vice President Basore agreed. President Ayers seconded the motion and it passed.*** Discussion and review of the plans with the Eghbals ensued on the proposed expansion of their home on 563 San Mario Drive. The expansion proposal is to increase the footprint from 1530 to 2600 square feet. Chair Basore said that he has been in contact with the neighbors. President Ayers thanked the Eghbals for attending the meeting and explaining their plans. He said that the Board will discuss the project and notify them about their decision. Following a discussion about three items not in compliance with the CC&R's, the Board concluded that the changes were minor and waived the requirements. Approval was recommended with a suggestion to replace the fence and that the applicants work with the neighbors on screening and fencing. The Board also decided to revise the Architectural application to allow a comment section for Board suggestions and a section to indicate that the neighbors have been contacted. ***President Ayers made a motion to approve the project and to allow the Architectural Board to make necessary changes/additions to the form and post it on the website. Secretary Bisserier seconded the motion and it passed.***
2. The Architectural and Planning Board approved a request from the McMahon's for 20 solar panels on the SW facing side of their roof.

c. Membership Committee Report:

1. ***Vice President Basore made a motion to authorize posting of the final edited copies of the CC&R's, Articles of Incorporation, Bylaws and Policy Manual on the website. Treasurer Costello seconded the motion and it passed.*** Discussion ensued about posting the minutes and agreed that only the approved minutes should be posted.

2. Discussion ensued on the use of San Elijo Hill's legal name: Vice President Basore suggested that in certain areas, the use of the Association's legal name (San Elijo Hills Homeowners Association, Inc.) should be used. ***Vice President Basore made a motion that the Association's legal name be used on the minutes, letterhead and all formal documents. Secretary Bissierier seconded the motion and it passed.*** Discussion ensued on the letterhead's "lantern logo." The Board suggested holding a contest and encouraging the membership to design and vote on a new logo. It was suggested to include information on ongoing litigation, a logo contest, the responsibilities of dog owners, etc. in a special newsletter.

VII. Financial Report:

- a. Expenditures vs. Budget: Treasurer Costello said that the legal costs will be higher than budgeted and the water bill is higher because of the drought. President Ayers stressed the importance of having enough money budgeted for tree trimming in case of emergency. The Board asked the Treasurer to send a friendly reminder to members that have not yet paid that their assessments. Discussion ensued about "going electronic" and allowing the membership to pay by credit card.
- b. Current Account Status: As of October 26, 2018, there is \$90,566.17 in checking and \$42,147.30 in savings.

VIII. New Business: No new business was discussed.

- IX. Adjourn: The meeting adjourned at 9:05 p.m. The next regular Board meeting will be held on November 28, 2018 at 7:00 p.m.

Respectfully Submitted:

Daria Quay, Recording Secretary