

San Elijo Hills #1 Homeowners Association

SPECIAL BOARD MEETING

June 27, 2018

The Board of Directors of the San Elijo Hills #1 Homeowners Association held a Special Meeting on Wednesday, June 27, 2018 at the Lomas Santa Fe Executive Golf Course (1580 Sun Valley Rd., Solana Beach, California), pursuant to the notice thereof sent to all members. The purpose of the meeting was to count the Board election ballots. It was determined that a quorum of Board members was present and the meeting was called to order by the Board President, Erwin Willis, at 6:00 p.m.

Directors present: Erwin Willis, Bill MacConnell, Paul Sagar, John Porter, and Jim Llovera.

Directors absent: Mike Dunn and Ken Ayers.

Also present: Phil Klein, Daria Quay, Sandy Punch and Wendy DeVuyst (recording secretary).

BUSINESS

A total of 118 ballots were received for the Board elections. The ballots were counted by the Inspection of Election, Wendy DeVuyst, and assisted by Phil Klein and Daria Quay. Those elected to the Board for the next year are: Ken Ayers, Mike Dunn, Jim Llovera, Paul Basore, Bobbi Bissierier, Chris Costello, and Tristan Fleming.

With no further business to be conducted in the Special Meeting, the meeting adjourned at 6:41 p.m.

Respectfully submitted,

Wendy DeVuyst,
Recording Secretary

San Elijo Hills #1 Homeowners Association

ANNUAL MEETING OF MEMBERS

June 27, 2018

The Annual Meeting of Members of the San Elijo Hills #1 Homeowners Association was held on Wednesday, June 27, 2018 at the Lomas Santa Fe Executive Golf Course (1580 Sun Valley Rd., Solana Beach, California), pursuant to the notice thereof sent to all members. It was determined that a quorum of Board members was present and that a total of 113 election ballots constituted a quorum for election of Directors. No other business can be conducted at the meeting. The meeting was called to order by the Board President, Erwin Willis, at 6:42 p.m. **Directors present:** Erwin Willis, Bill MacConnell, Paul Sagar, John Porter, and Jim Llovera. **Also present:** About 13 homeowners, Daria Quay and Wendy DeVuyst (recording secretary).

ESTABLISH QUORUM AND INTRODUCTION OF CURRENT BOARD MEMBERS

Erwin Willis reported that a total of 118 ballots were received for the election, constituting a quorum. The current Board members present introduced themselves.

APPROVAL OF MINUTES

A motion was duly made by Jim Llovera and seconded by Bill MacConnell to approve the minutes of the Annual Meeting of June 29, 2017. Motion carried.

OFFICER AND CHAIR REPORTS:

- A. **Maintenance Report** – Phil Klein reported that there has been a lot of work done over the last 90 days at the entry areas. A lot of the work has been done to the irrigation system, replacing a lot of the pipes and irrigation heads. They were able to transplant a lot of the living plants to other areas from the areas renovated. We have spent about \$55,000 out of the \$74,000 approved. We want to continue on the Highland slope, but this may be delayed due to the hotter weather. There is an area on one slope behind 639 Santa Camelia that is to be replanted for \$400. An owner complained that when the crew dug for the irrigation line behind his home that they did not properly fill it back in. Sandy Punch will address this area.
- B. **Slope Renovation** – Ken Ayers was not present. Sandy Punch reported that the 4 areas being renovated were selected to start the work on the slopes out of the 13 areas identified because they were the most visible or in the worst condition. The plants were selected as recommended by the landscape architect that we are working with. The next area to be done is the Highland slope. After that the next slope to be done will be Santa Luisa. The Agave plants were donated by Ms. Punch. The Board thanked Ken Ayers, Donna Mancuso, and Phil Klein for all their work on the renovations.
- C. **Finance Report** – Bill MacConnell reported that we have about \$111,447 in the bank. Of that we keep about \$45,000 to \$50,000 in the Reserves. The receivables include two long term ones the owe about \$20,000. We have liens on both of these properties and took both to Small Claims Court. The fiscal year for the Association is 7/1 to 6/31. We have income that comes in twice a year that come out to \$16,356 per month. We have contractual expenses each month that total about \$14,128. This leaves us \$2200 per month in discretionary spending. The Board decided not to do a special assessment but take the money that we did have in the bank to begin the work on the slopes.
- D. **Architectural Report** – Mike Dunn was not present. Erwin Willis reported that there are two pending applications that are in process. The City stopped work on one property due to the amount of soil that was moved. The owner is working with the City on this matter.
- E. **President's Report** – Erwin Willis reported that at the last Annual Meeting we presented 6 options for renovating the slopes. The Board narrowed that down to 3. We had a committee go out and get the opinion of the members. Based on that input, the Board went out to bid

on the top 2 options. The bids received were substantially higher than expected and the Board felt that a special assessment would not be passed. The Board decided to use the discretionary funds in the account to begin slope renovation work. They chose the most visible slopes and the worst slope, which is Highland. The Board voted to increase the regular assessment by the 7% permitted in the Bylaws to fund the on-going renovation work. This means that the renovation work will take about 5 to 7 years to complete. It will be up to the new Board to see if they want to do a special assessment to get the work done sooner.

RESULTS OF ELECTION OF DIRECTORS

Inspector of Election, Wendy DeVuyst, reported that the following persons were elected to the Board for the coming year: Ken Ayers, Mike Dunn, Jim Llovera, Paul Basore, Bobbi Bisserier, Chris Costello, and Tristan Fleming.

QUESTIONS AND ANSWERS

- A.** An owner asked why the Board spent the money on making the monument areas better looking instead of focusing on the slopes. He feels that the Board should have addressed the slopes first and not the entry monument areas. The Board explained that they chose to do the most visible areas and the worst slope, with the irrigation replacement was a priority. Once you rip up the irrigation and replace it, you have to replant many of the areas.
- B.** An owner feels that the outgoing Board has not been transparent. He feels that the Board should be telling the owners about lawsuits. He feels that Board should not be initiating lawsuits. The Board explained that the Association was sued after we made every effort to mediate the situation and agree on a settlement. Because the lawsuits are on-going, the Board is prohibited from disclosing any more information. The owner feels that the names of the ballot should have been in alphabetical order. Another owner also agreed about the ballot issue. The Board stated that listing the incumbents first on the ballot is a common practice.
- C.** An owner commented about a handout she presented regarding City issues and discussed City elections.
- D.** An owner complimented the Board on the appearance of the new plantings.
- E.** An owner asked about a business being run out of a home on San Mario. This has been reported to the City. It was suggested that the neighbors pursue this matter through City Code Enforcement.
- F.** The members present thanked Sharon Costello for her work on the Association website.
- G.** The members present thanked Erwin Willis and Bill MacConnell for their service on the Board.

With no further business to be brought before the members, the meeting was adjourned at 7:27 p.m. The newly elected Directors will meet immediately following the Annual Meeting to elect officers.

Respectfully submitted,

Wendy DeVuyst, Recording Secretary

NEXT BOARD MEETING: Wednesday, July 25, 2018 at 6:30 p.m. at the Lomas Santa Fe Country Club.

San Elijo Hills #1 Homeowners Association

ORGANIZATIONAL BOARD OF DIRECTORS MEETING

June 27, 2018

The Organizational Board of Directors meeting of the San Elijo Hills #1 Homeowners Association was held on Wednesday June 27, 2018 immediately following the Annual Meeting of Members. Since only four of the seven Board members were present, it was decided not to elect officers at this time.