

**SAN ELIJO HILLS #1 HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS' MEETING
JULY 25, 2018**

The scheduled Board of Directors meeting of the San Elijo Hills #1 Homeowners Association was held on July 25, 2018 at the Lomas Santa Fe County Club (Solana Beach) pursuant to the posted notice.

Directors Present: Ken Ayers, Bobbi Bissierier, Chris Costello, Mike Dunn and Jim Llovera

Directors Absent: Paul Basore and Tristan Fleming

Also Present: Daria Quay (Recording Secretary) and Association Members

I. Call to Order: Director Bissierier called the meeting to order at 6:50 p.m.

II. Establish Quorum: A quorum was established.

III. Introduction of Board Members and Election of Officers: Following introductions of the Board members, Director Bissierier called the organizational meeting to order to elect officers.

a. A motion was made by Director Bissierier and seconded by Director Costello to nominate Ken Ayers for President. The motion passed. There were no other nominations on the table and Director Ayers was elected President.

b. A motion was made by Director Bissierier and seconded by Director Llovera to nominate Paul Bassore for Vice President. The motion passed. There were no other nominations on the table and Director Bassore was elected Vice President.

c. A motion was made by Director Bissierier and seconded by Director Llovera to nominate Director Costello for Treasurer. The motion passed. There were no other nominations on the table and Director Costello was elected Treasurer.

d. A motion was made by President Ayers and seconded by Director Dunn to nominate Director Bissierier for Secretary. The motion passed. There were no other nominations on the table and Director Bissierier was elected Secretary.

IV. Approval of the Minutes: The minutes of the June 27, 2018 Annual Meeting were approved as written.

V. Member Input:

a. Past Board Member Al Benner volunteered to help the Board with slope and landscape maintenance issues.

b. Several members expressed their concern with one of Solana Beach City Council's proposals for reconfiguring the current four lanes to two lanes between Highland and Las Banderas as well as adding up to four roundabouts in a half-mile stretch. The proposal will be discussed by the City Council on August 22, 2018 and the deadline for comments is Friday, July 27TH. A flyer was circulated with details and the email addresses of the council members. President Ayers encouraged homeowners to email their concerns to their City Council members by Friday and to attend the August 22nd meeting. President Ayers and Secretary Bissierier will also attend.

c. A member expressed concern about the size of his neighbors' trees and hedges located in his easement. President Ayers offered to meet with both homeowners on site.

d. It was suggested that the CC&R's be brought up-to-date.

e. A member explained that Eucalyptus tree roots have cracked the sidewalk in front of her home. Following a conversation with the City of Solana Beach, she received a response letter stating that repairs on both the sidewalk and curb were her responsibility. President Ayers offered to meet her on site.

VI. Discussion of Directors' Responsibilities: President Ayers tabled the item until next Board meeting.

VII. Financial Update:

a. Treasurer Costello distributed copies of a proposed budget from July 1, 2018 through June 30, 2019. The budget was reviewed and discussion ensued. As of July 31st, there is \$80,408 in checking/savings and he projected that, less operating and capital expenses, the checking/savings account ending balance on September 15, 2018 will be \$46,742. New statements will be mailed out on September 1, 2018 with the 7% increase that the previous Board approved. President Ayers asked Treasurer Costello to report on the expenditures to-date at the next Board meeting.

b. The annual backflow inspections and repairs have been completed.

c. The Board requested that another demand letter be sent to the two Association members in arrears. Director Fleming will review the letter.

d. The Board asked Vice President Basore and Treasurer Costello to handle document storage.

e. Discussion ensued about removing a dead tree on Santa Luisa. Cielo Tree Care submitted a bid of \$2300. **President Ayers made a motion to approve \$2300 to remove the tree and stump. The motion was seconded by Secretary Bisserier and the motion passed.**

VIII. Newsletter: The Board thanked Bill MacConnell for doing the newsletter last year. Discussion ensued. Member Grai Anderson offered to help with the newsletter and the Board asked her to work with Bill MacConnell.

IX. Acacia Trees Planted on Hillside by Neighbor: Secretary Bisserier said that she and Sandy Punch have been communicating with the homeowner and are recommending more acceptable plantings. President Ayers offered to meet with the homeowner on site.

X. New Business: Discussion ensued on the legal and maintenance issues associated with slope encroachment. President Ayers asked that a discussion on the issue be placed on the next agenda and suggested the Board adopt a policy on slope encroachment.

XI. Adjournment: With no further business to be brought before the members, the meeting adjourned at 8:20 p.m.

Respectfully submitted,
Daria Quay, Recording Secretary