

**SAN ELIJO HILLS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS'
EXECUTIVE MEETING MINUTES SUMMARY
MARCH 27, 2019**

The scheduled Board of Directors' Executive Session meeting was held on March 27, 2019 at the Lomas Santa Fe County Club (Solana Beach) pursuant to the posted notice.

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

Absent: Director Dunn and Llovera

Also Present: Recording Secretary Quay

The Executive Session was called to order at 6:10 p.m. The Board discussed a settlement agreement and a legal opinion on the "Use of Property."

**SAN ELIJO HILLS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING MINUTES - SUMMARY
MARCH 27, 2019**

The scheduled Board of Directors' meeting of the San Elijo Hills Homeowners Association, Inc. was held on March 27, 2019 at the Lomas Santa Fe County Club pursuant to the posted notice.

Present: President Ayers, Vice President Basore, Treasurer Costello, Secretary Bisserier and Directors Fleming and Llovera

Absent: Director Dunn

Also Present: Recording Secretary Quay and Association Members

- I. The meeting was called to order at 6:35 p.m.
- II. Establish Quorum: A quorum was established.
- III. The Board Meeting Minutes and Executive Session Meeting Minutes of February 27, 2019 were approved.
- IV. Member Input: Sandy Punch announced the community garage sale scheduled for May 4, 2019 from 8 a.m. – noon. She said that there will be lots of advertising, banners and flyers.
- V. Committee Reports:
 - A. Architecture and Planning Board:
 - (1) Interpretation of Single Family Residence: Vice President Basore said that after the last meeting, the Board conferred with legal counsel regarding a definition/criteria of a single family home. Based on that discussion, the Board decided that for a property to look like a single-family residence it needs: 1) Single set of utility connections, 2) Single main entry, 3) No duplication of kitchen facilities, 4) No duplication of laundry facilities, and 5) Architecturally integrated. President Ayers said that the Board has to be consistent and

follow the governance documents. The homeowner said that “it wasn’t what he wanted to hear but he now has a clear direction. “

- (2) President Ayers announced that Chris Allen is now on the Architectural Committee and he will provide his expertise as an architect to the Committee and the members. Allen said that the process needs to be more streamlined and suggested breaking it down into three categories: painting, landscaping and additions/alterations. President Ayers suggested the Committee provide sample/example submittals. Director Fleming suggested two more categories; solar and roofing.
- (3) The following submittals were approved: Solar at 1455 Santa Marta, 1543 Santa Elena and 1428 Santa Luisa; landscaping at 1456 Santa Marta; and a remodel 753 Santa Camelia.

B. Slopes Committee:

- (1) Landscaping Update: Sandy Punch reported that the back-filling at the entries and planting additional bougainvillea and ice plant is done. Mario will fertilize the slopes shortly. She said that the tree count has dropped and areas need to be identified that need trees. She suggested the Association follow the tree policy that when a tree is removed it needs to be replaced. Ken Alpertstein will be helping with a tree plan and looking at the entries to some of the streets that need improvements. ***President Ayers made a motion to approve \$11,000 for a landscaping project on the south side of Santa Victoria. The project includes replacing galvanized piping and relocating two value boxes that are currently located on private property. Vice President Basore seconded the motion and it passed.***
- (2) Discussion ensued about guidelines for members who want to buy trees which the Association will plant and maintain. Sandy Punch offered to develop some guidelines for posting on the website.

C. Covenant Committee:

- (1) Final Resolution on the CID Status: Vice President Basore said that the Secretary of State has officially recognized that San Elijo Hills HOA, Inc. is not a Common Interest Development, and therefore, is not subject to the Davis Stirling Act.
- (2) Amendments to the PC&R’s Articles I-III: At the last meeting, there were concerns about leasing, rentals, parking, etc. and the Board addressed the issues of defining vacation rentals and leasing. President Ayers said that the PC&R’s need to be updated but a 2/3rds vote is required to amend them. Discussion ensued. Director Fleming explained the cost of updating or rewriting the PC&R’s and suggested getting an estimate from Epstein and Grinnell. President Ayers said that there isn’t a clear consensus on what needs to be changed or perhaps, start over. Discussion ensued. ***President Ayers made a motion to approve \$500.00 for a quote on changing the PC&R’s. The motion was seconded by Director Bisserier and it passed.*** The Board established an Ad-Hoc Committee to study the PC&R’s and Policy Manual. The Committee members are: Phil Klein, Sandy Punch, Chris Costello, Paul Basore, Ken Ayers and Chris Allen. President Ayers asked the members to print out and mark-up a copy of the PC&R’s and Policy Manual. A workshop will be scheduled in the near future.

- D. Program and Social Committee Report: The Annual meeting will be held on June 26th from 5:30-8:30 p.m. at the Executive Golf Course. Secretary Bisserier said that Lisa Heebner

representing the City Council will attend as well as the Sheriff. She added that the Executive Golf Course has been sold but it has not closed escrow. The land is zoned for open space but the City is looking for places to build low income housing. The concern of the community is that if it is sold, and can't be developed, are the new owners going to water it. The Board agreed to follow this issue closely.

VI. Financial Report:

- A. Insurance Package Summary and Recommendation: Director Llovera compared last year's coverage to this year's and recommended insuring with the same company. He explained that the quote is for \$9,481 which is the same as last year. Fraud is now covered at no extra charge and the deductibles are the same. Discussion ensued regarding Directors and Officers (D&O) insurance which is not covered in the general liability policy (it was determined the day after the meeting that D&O insurance is covered under the umbrella liability policy). Director Llovera will ask the insurance company if the umbrella policy covers D&O and who is covered under D&O insurance. President Ayers asked that funds be allocated to the reserves to cover the deductibles. ***Director Fleming made a motion to approve \$9,481 for the insurance policy. Director Costello seconded the motion and it passed.***
- B. Budget Report: The HOA has \$97,114.72 in checking and \$42,173.46 in savings. Treasurer Costello said that over-all, the HOA is under budget to-date. Payments from the homeowners that were in arrears, are being made as agreed.

VII. New Business: President Ayers said that he would like a standard form letter from the Board about infractions that are not being enforced such as trash cans being left out. He said that talking to the homeowners helps but we have to reference what is in the PC&R's. Secretary Bisserier said that she will coordinate it. Vice President Basore said he would put the information on the website and if a homeowner has a complaint, they are to email it to info@sanelijohills1.org. ***President Ayers made a motion to put a notice on the Association's website about complaints. The motion was seconded by Director Fleming and it passed.***

VIII. Adjourn: The meeting adjourned at 8:20 p.m. The next meeting will be held on Wednesday, April 24, 2019 at 6:30 p.m.

Respectfully submitted,

Daria Quay, Recording Secretary