

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

The scheduled Board of Directors' Executive Session meeting was held on February 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, Directors Dunn and Llovera.

Absent: Director Fleming

Also Present: Recording Secretary Quay

The Executive Session was called to order at 6:05 p.m. The Board discussed a settlement agreement, delinquent accounts, a policy on late charges and approved getting a legal interpretation of Article III(A) "Use of Property."

**SAN ELIJO HILLS #1 HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING MINUTES - SUMMARY
FEBRUARY 27, 2019**

The scheduled Board of Directors' meeting of the San Elijo Hills #1 Homeowners Association, Inc. was held on February 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 Directors Dunn and Llovera

Absent: Director Fleming

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 January 23, 2019 were approved.
- IV. Member Input: There was no member input.
- V. Committee Reports:
 - A. Architecture and Planning Board:
 1. Committee Member Appointment: Director Dunn recommended Chris Allen, AIA, take his place on the Committee. He explained that Allen is an architect and has valuable credentials that are needed on this Committee. ***Director Dunn made a motion to appoint Chris Allen to the Committee. Mr. Allen accepted the appointment. The motion was seconded by President Ayers and it passed.***

2. Single-story expansion of 765 Santa Camellia to 2896 sq. ft. with 3-car garage. President Ayers summarized the submittal request. He explained that the Board had a workshop with the applicant and received opinions from the Board and Committee. The applicant is aware of the PC&R's that define what a single-family residence is and now the Board has a responsibility to render an opinion that is consistent with the governing documents. Since this submittal is precedent-setting, the Board has agreed to get a legal opinion to interpret the PC&R's as to what can and cannot be approved. President Ayers opened the item for member discussion. Several of Mr. Ryan's neighbors spoke in support of the renovation plans and felt that the project was in good taste and consistent with the neighborhood. Other members expressed concern about the impact rentals, Air B&B's and granny flats have on the community and suggested the HOA limit those uses. President Ayers stated that the Board has to make decisions on what is best for the community and in doing so, the Board will obtain legal guidance on the definition of a single family home as well as leasing and rentals before rendering a decision on the project.
 3. Requests received, approved or closed: Vice President Basore reported that the Committee approved a new garage door at 753 Santa Camelia, painting at 1315 Santa Luisa and landscaping/trees at 624 San Mario.
- B. Membership Committee: Vice President Basore said that the website is being updated and there is no password and it is easy to maintain. Discussion ensued about other documents that will eventually be available on the website.
 - C. Slope Committee: Sandy Punch reported that the entry areas will be planted the first week in March. Discussion ensued on tree plantings. Sandy said Ken from Pinnacle will walk the property, flag some areas and help with a design and list of trees. Trees will be available for residents to purchase and maintain and Mario will plant them. She said that she'll present a funding request and update at the next meeting for irrigation work on SW Santa Luisa. In addition, next year's budget will need to be increased to include extra costs for fertilizer and slope plantings.
 - D. Covenants Committee:
 - a. Status of CID Determination: Vice President Basore said that the paperwork was mailed to the Office of the Secretary of State several weeks ago but it had not been received. It will be resubmitted and overnighted to a specific person with signature confirmation.
 - b. Discussion on the Policy Manual vs. Guidance Documents: Vice President Basore said that the point of the guidance documents is to make the policy manual unnecessary. Discussion ensued. The Board agreed that upgrading the HOA's governance documents is important but opined that the policy manual should be revised not replaced by Guidance documents. Some policies should be incorporated into the PC&R's or Bylaws and new ones, such as an Enforcement Policy, added to the manual. The issue was tabled until Director Fleming was in attendance.
 - E. Program and Social Committee Report: Secretary Bisserier reported that an unlocked car was robbed on Santa Luisa during the early morning hours. A reminder to "lock your cars" will be placed on the website. In regards to the Annual Meeting, Secretary Bisserier invited

a representative from the Sheriff's Department to discuss safety and a member of the City Council to give an update on the golf course, roadway changes and SB50.

- VI. Financial Report: Treasurer Costello distributed a budget report. The HOA has \$78,611.00 in working capital as of February 27, 2019 and overall, is on target year-to-date. President Ayers said that there will be some additional line items in the budget for next year. In regards to insurance policy renewals, President Ayers asked Director Llovera to summarize the insurance proposals he's put together and present his recommendations at the March Board meeting.
- VII. New Business: There was no new business.
- VIII. Adjourn: The meeting adjourned at 9:05 p.m. The next Board meeting will be on Wednesday, March 27, 2019 at 6:30 p.m.