

**SAN ELIJO HILLS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS'  
EXECUTIVE MEETING MINUTES  
JULY 24, 2019**

The scheduled Board of Directors' Executive Session meeting was held on July 24, 2019 at the Lomas Santa Fe County Club pursuant to the posted notice.

Present: Acting President Ayers, Acting Vice President Basore, Acting Treasurer Costello, Acting Secretary Bissierier, and Directors Klein and Allen

Absent: Director Fleming

Also Present: Recording Secretary Quay

The Board recommended hiring an attorney to look at the PC&R's to ensure the current documents reflect changes and additions per the new laws in California and Vice President Basore will oversee the revisions/improvement to the Association documents.

**SAN ELIJO HILLS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS'  
REGULAR MEETING MINUTES  
JULY 24, 2019**

The scheduled Board of Directors' meeting of the San Elijo Hills Homeowners Association, Inc. was held on July 24, 2019 at the Lomas Santa Fe County Club pursuant to the posted notice.

Present: Acting President Ayers, Acting Vice President Basore, Acting Treasurer Costello, Acting Secretary Bissierier and Directors Klein and Allen

Absent: Director Fleming

Also Present: Jewel Edson, Deputy Major of Solana Beach, the Solana Beach City Engineer, Recording Secretary Quay and Members.

- I. The meeting was called to order at 6:35 p.m.
- II. Establish Quorum: A quorum was established.
- III. Presentation by Jewel Edson, Deputy Major of Solana Beach: Ms. Edson spoke on California Bill SB330 which is currently on "hold" but not "dead" and RENA, an eight-year State mandated cycle that determines where low-cost housing is placed. In the last cycle, Solana Beach produced 1/3rd of the amount of low-cost housing required because there is physically not enough land. The State is now

trying to “put more teeth” in it. In regards to the proposed Del Mar Resort, the developers have rebranded it and, although it is located in the City of Del Mar, it will have significant impact on Solana Beach. The developers’ proposal will be on a ballot in March 2020. Discussion ensued on traffic calming. Board members as well as residents expressed concerns about traffic, landscaping, and the narrowing of Lomas Santa Fe Drive. The Board requested a copy of the traffic study. In regards to the rumored sale of the golf course, Ms. Edson said that she heard that the buyers have backed out. The City Engineer said that there are four streets scheduled for re-paving (including Santa Helena and Santa Estrella) and other streets are scheduled for pothole repairs. Ms. Edson referred the Board and members to Solana Beach’s website for current information and updates.

IV. Approval of the Minutes: The Board Meeting Minutes of June 26, 2019 were previously approved via email.

V. Election of Officers:

a. Position of President: Phil Klein nominated Ken Ayers. The nomination was seconded by Chris Costello and it passed unanimously. Ken Ayers accepted the position. President Ayers said that the Board’s objective is to have the tools needed to take care of the slopes and architectural changes. He said he would like to avoid conflicts and to shorten some agenda items and concentrate on specific projects.

b. Position of Vice President: Ken Ayers nominated Paul Basore as Vice President. The nomination was seconded by Phil Klein and it passed unanimously. Paul Basore accepted the position.

c. Position of Treasurer: Ken Ayers nominated Chris Costello as Treasurer. The nomination was seconded by Phil Klein and it passed unanimously. Chris Costello accepted the position.

d. Position of Secretary: Phil Klein nominated Bobbi Bissier as Secretary. The nomination was seconded by Ken Ayers and it passed unanimously. Bobbi Bissier accepted the position.

VI. Appoint Committee Chairs:

A. Architecture and Planning Board Chair: Vice President Basore will remain Chair as he was previously appointed Chair for three years.

B. Slope Committee Chair: Vice President Basore nominated Director Klein as Chair. President Ayers seconded the nomination and Director Klein was appointed Committee Chair.

C. Program and Social Committee Chair: Vice President Basore nominated Secretary Bissier as Chair. President Ayers seconded the nomination and Secretary Bissier was appointed Committee Chair.

- D. Membership Committee Chair: Vice President Basore nominated Director Allen as Chair. President Ayers seconded the nomination and Director Allen was appointed Committee Chair.
- VII. Member Input: Grai Andreason said she hadn't received any word on a solar application. Architectural and Planning Committee Chair Basore said that he had not seen the application and asked her to send another one.
- VIII. Committee Reports: ***Vice President Basore made a motion to allow the Committee Chairs to select members of the community to help them on various projects as needed. The motion was seconded by Director Klein and it passed.***
- A. Architectural and Planning Committee: Vice President Basore said that there were four submissions and three were approved as follows: doors at 533 San Mario, painting of 611 San Mario and painting and balcony at 545 San Mario. The Committee objected to the flat roof of the bedroom expansion for 736 San Mario, so the owner will resubmit a revised application.
- B. Program and Social Committee Report:
1. Update on Annual Meeting: Secretary Bisserier reported that approximately 70 members attended the June 26<sup>th</sup> Annual Meeting.
- C. Slopes Committee Report:
1. Sandy Punch reported that several trees were treated for insects.
  2. Discussion ensued on a proposal for slope irrigation work on 1408-1466 Santa Luisa Drive and 411-441 Santa Victoria Drive. The estimate is: \$13,500 for labor plus \$8,200 for parts that includes a \$1,000 contingency. The Board asked Sandy to get a second bid for parts. (Action Item) This project will likely start this Fall, take six weeks and homeowners will be notified when work will begin on the slopes.
  3. Sandy requested the Board renew Mario's contract which is up in August. ***Vice President Basore made a motion to approve the contract. The motion was seconded by Director Allen and the motion passed.***
  4. Sandy will get bids on lighting in the trees at the entrance. (Action Item)
- IX. Financial Report
1. Treasurer Costello reported that several members that were in arrears have now paid.
  2. The new rate for Slope Maintenance is \$1150 (increased from \$1078) annually split in two payments. Discussion ensued on billing once a year instead of twice. No decision was reached.
  3. The checking account as of 7.23.19 was \$65,037.00 and the savings account was \$42,194.00 for a total of \$107,231.00.

4. At the end of the fiscal year July 2018-June 2019, the Association budgeted for \$202,600. Actual expenses were \$215,679 with a variance of \$13,019. However, income exceeded amount by \$17,398.
- X. New Business: The Board discussed changing meeting days but decided to keep meeting on the 4<sup>th</sup> Thursday of every month until further notice.
- XI. Adjournment: The meeting adjourned at 8:45 p.m. The next regular meeting of the Board will be on August 28, 2019.

Respectfully Submitted:

Daria Quay, Recording Secretary