

**BOARD OF DIRECTORS'
REGULAR MEETING MINUTES
(No Executive Session was conducted.)
AUGUST 28, 2019**

The scheduled Board of Directors' meeting of the San Elijo Hills Homeowners Association, Inc. was held on August 28, 2019 at the Lomas Santa Fe County Club pursuant to the posted notice.

Present: President Ayers, Vice President Basore, Secretary Bisserier and Director Allen

Absent: Treasurer Costello, Director Fleming and Director Klein

Also Present: Recording Secretary Quay and Members.

- I. The meeting was called to order at 6:30 p.m.
- II. Establish Quorum: A quorum was established.
- III. Approval of the Minutes: The minutes of the Executive Session and Regular Session of July 24, 2019 were approved as amended.
- IV. Member Input: Member Andreason spoke about the color of the home on San Mario. President Ayers said that the Board will consider the community's opinions and concerns.
- V. Proposal to Retain Legal Counsel for Updating the Covenants: Vice President Basore contacted an attorney from Epsten and Grinnell who quoted an approximate cost of \$4,000-\$7,000 for complete new documents. Vice President Basore explained how he and his committee will facilitate the process: (1) Engage an HOA attorney to provide guidance throughout this process, (2) Identify things now in the Policy Manual to be added to the PC&R's, (3) Identify things now in the PC&R's that should be removed, (4) Identify new things to be added to the PC&R's, and (5) Submit the above to the attorney to draft ballot language for a vote of the Members. Each step will be implemented via motions providing opportunity for amendment at regular monthly open meetings of the Board. ***President Ayers made a motion to approve, not to exceed, \$5,000 to Epsten and Grinnell to revise the Covenants and accept Vice President Basore's "5 Step Process." The motion was seconded by Director Allen and it passed.***
- VI. Committee Reports:
 - a. Architecture and Planning Board: The members of the Architectural Committee are: Chair Basore and members Ken Ayers and Chris Allen.
 1. Improvement requests submitted, decided, and closed: 1) Trees at 1544 Santa Elena, and 2) Painting 611 San Mario.
 2. Request for a Standing-Seam Metal Roof. Sandy Punch opined that if approved, it will be very controversial. Discussion ensued. President Ayers said that change can be uncomfortable but there will be more requests for contemporary designs and colors and the Architectural Committee will review requests on a case-by-case basis. He recommended that the Architectural Committee address the color combinations of house and roof and suggested the Board defer a decision on this roof request until the Committee and other Board members have expressed their opinions. The Board agreed.

3. Historical Record of House Color Surveys: In the past, surveys have indicated that homeowners wanted different colors. In 1994 a new color scheme was approved with the exception of burnt orange which gives the Architectural Committee some leeway. President Ayers said that the Board should be transparent and suggested putting an article in the Newsletter and sending it out before October.
- b. Slope Committee: The Slope Committee members are Chair Klein and members Sandy Punch, Ken Ayers and Al Benner.
 1. Sandy Punch said the material bids for the irrigation project on 1408-1466 Santa Luisa Drive and 411-441 Santa Victoria Drive have been received and Granettos is the lowest.
 2. Mario found a leak but it is not on our property.
 3. A homeowner requested removing ground cover but Sandy Punch said that the ground cover is Jasmine and it will not be removed. She will inform the homeowner.
- c. Program and Social Committee Report: Secretary Bisserier announced that Percy Zelnick will be a member of the Committee.
- d. Membership Committee: The members of the Membership Committee are Chair Allen and Chris Costello. Grai Andreason will continue to help with the Newsletter.

VII. Financial Report:

- a. Discussion ensued on giving Mario (Martinez Landscaping) a raise. **President Ayers made a motion to increase his monthly pay by 10% to reflect the services provided. Director Allen seconded the motion and it was approved as of September 1, 2019.**
- b. The Association is under budget this month.
- c. Assessment bills will be mailed out the first week in September.
- d. The owners of the vacant house contacted Diane at Mother Lode Bookkeeping about their past due account. However, there has been no payment to-date.

VIII. New Business:

- a. Vice President Basore suggested moving Board meetings to the first Wednesday of every month beginning December and skipping a November meeting. The Board agreed. It was suggested that the new meeting schedule be put in the Newsletter. Recording Secretary Quay will revise the Board's meeting calendar.
- b. Sandy Punch will get a bid on trees (Melaleucas) and additional lighting for the monument.
- c. President Ayers will ask Treasurer Costello to research 'paying by credit card' as it will help with delinquencies. A bank will manage the process.
- d. The Board reminded homeowners to make sure their addresses are visible on their homes to help in emergency situations.
- e. The following people have keys to the post office box: Treasurer Costello (2), Secretary Bisserier (1) and Recording Secretary Quay (1).
- f. Update on Executive Golf Course: It is rumored that there is a sale pending to a conglomerate that is purchasing the property and keeping it as a golf course.

IX. Adjourn: The meeting adjourned at 8:00 p.m. The next regular Board meeting will be held on Wednesday, September 25th at 6:30 p.m. at the Lomas Santa Fe Country Club.

Respectfully Submitted,

Daria Quay, Recording Secretary