

SAN ELIJO HILLS HOMEOWNERS' ASSOCIATION, INC.
PO BOX 232, SOLANA BEACH, CA 92075
BOARD OF DIRECTORS' MEETING MINUTES
OCTOBER 7, 2020

Meeting was held via Teleconference

Present: President Klein, Vice President Palacio, Treasurer Costello, Secretary Basore, Directors Allen and Bisserier

Absent: Director Gleason

Also Present: Recording Secretary Quay, Slope Committee Member Sandy Punch and Members.

1. Call to Order: The meeting was called to order at 6:30 p.m.
2. Establish Quorum: A quorum was established.
3. Approve Meeting Minutes for September 2, 2020: The minutes were approved.
4. Member Input:
 - a. Gary Frost, 557 San Mario, spoke about two concerns: (1) living next door to a "construction zone" for two years, and (2) adding a time-line provision on the Association's building application form. He said he would not have signed off on the project if he would have known that it would take two years to build. President Klein said the Board will address his concerns.
 - b. Member Dan Grider, 1140 Santa Luisa, thanked the Board members who looked at his neighbors' plantings that he maintains are blocking his view. President Klein has discussed the issue with Grider's neighbor who said that "even if the landscaping was trimmed, there is no view." Mr. Grider disagreed and explained that blocking his view is a violation of the PC&R's. Member Alyta Mitchell, part owner of the neighboring property, said that she and her mother have a right to privacy because the Grider's lot is higher than their lot. The issue is on the agenda (Item 5B) for discussion.
 - c. Secretary Basore said that the Association received an anonymous letter regarding a home that was painted an unapproved color. The color, clary sage, was approved for that house about 3 ½ years ago.
5. Old Business:
 - a. Tall trees on slopes at 647 Santa Camelia: In a previous meeting, the Board discussed a complaint from Mr. Meigs' tenant about the possibility of Eucalyptus trees falling on the house and requested the trees be removed. However, the owner of the property will not allow the trees to be cut down and, based on the arborist's report, there was no recommendation to remove the trees. President Klein said that there have been meetings with the neighbors but there has been no consensus. The Board suggested trimming the trees and performing risk mitigation every year and are now waiting for a response from Mr. Meigs' tenant. Director Allen said that the arborist's report allows the Board to make a decision that is factual based. President Klein made a motion to delay the previous Board action to see if the tenant will accept a risk mitigation plan. Secretary Basore seconded the motion and it passed.
 - b. View Obstruction, 1134 Santa Luisa: Secretary Basore said that many of the Board members have inspected the property and, although there is a view obstruction, it is not substantial as defined in the PC&R's. Vice President Palacio suggested trimming the bottle brush and perhaps thinning the Bird of Paradise. Following a brief discussion, Vice President Palacio made a motion that the homeowner to the north lower the height of the bottle brush to reduce the negative impact maintaining 6' above the Grider's slope grade and to recommend trimming or thinning out the Bird

of Paradise without negatively impacting the plant. Director Bisserier seconded the motion. Discussion ensued. The motion was repeated and it passed (5/1, Treasurer Costello voted nay.)

6. Committee Reports:

a. Architectural and Planning Board:

1. Requests received, decided and closed. The following five new submissions were approved: fence at 531 Santa Victoria; painting 1247 Santa Luisa; Pergola at 569 San Mario; stucco at 1247 Santa Luisa and a BBQ at 569 San Mario. Director Bisserier asked about installing a gazebo and the Committee determined it was a permanent structure and needed approval.

b. Slopes Committee. Sandy Punch gave the report:

1. Thirteen trees were planted and four more will be planted in the next few weeks. Four different tree types will be planted. The next phase will include adding some color and filling in the slopes before winter.

2. Mario is reviewing several areas for new irrigation work.

3. The arborist will be looking at slopes to the east and if any trees need to be removed, irrigation work will be required.

4. SDG&E removed twelve or more trees under the powerlines and trimmed about fifteen trees. The work has been completed and they did a good job of cleaning up.

5. Sinkhole erosion on Highland slope: The City has been contacted about a deep sink hole behind 1151 Santa Elena Court. Mario will put a plywood cover over the area until the City fixes it.

7. Program and Social Committee: Director Bisserier said that members are happy with the new Board and she always asks members to give the Association their email addresses.

8. Membership Committee:

a. Posting of the arborist's report on the website: The report will be available on the website as well as how the trees are being assessed on a yearly basis. The Board stressed the importance of keeping the members up-to-date on the removal and addition of trees. Sandy Punch requested posting the 2019 and 2020 arborist reports.

9. Ad Hoc Committee for Updating the PC&R's: The Association has received 106 email addresses to-date.

10. Financial Report:

a. Electronic Invoicing test results: Treasurer Costello reported that four people paid electronically. Credit card fees are a little over 3% and he recommended offering the ACH payment option only and that the Association absorb the fees. He said that if members have not paid by the end of October, he can send the invoices electronically. Secretary Basore suggested waiting until the PC&R's are approved.

b. Financial Report: Treasurer Costello said that it was an expensive month but the finances will look better in the coming months. Currently there is \$75,211.00 in checking and \$42,265.00 in savings. There are still a few members who are delinquent as of October 6th. Discussion ensued about delinquencies and liens.

11. New Business:

a. Follow-up discussion on the incomplete construction complaint heard during Member Input. (Project was approved in October 2018.) Vice President Palacio said that he lives on the other side of 569 San Mario and has asked the homeowners to cut the weeds that are now 3' to 4' high. Vice President Palacio said that work stopped about 45 days ago and there has been someone living in the home for a few months. Director Allen said that the PC&R's state that "within 60 days of occupancy landscaping should be installed." The HOA approved the landscape plan and since it has not been done, the Association can now get the temporary fence removed and the property cleaned up. Discussion ensued about contacting the City to check on the building permit and a certificate of occupancy. President Klein said that this is a good plan and it is worthwhile to discuss this with the homeowner. If there is no compliance, the Board will need to pursue it. The Board asked Director

Allen to follow-up with the City on the status of the building permit. A discussion on this issue will be on the November agenda.

b. Treasurer Costello suggested limiting the time it takes for a construction project. He gave an example of a house that has had a porta pottie in the front yard for over a year. A brief discussion ensued.

12. Adjournment: The meeting adjourned at 8:00 p.m. The next meeting will be Wednesday, November 4, 2020 and will be conducted telephonically.