

San Elijo Hills Homeowners Association, Inc.  
PO Box 232, Solana Beach, Ca 92075

BOARD OF DIRECTORS' MEETING  
NOVEMBER 4, 2020

The meeting was held telephonically due to COVID.

**EXECUTIVE SESSION MINUTES**

Present: President Klein, Secretary Basore, Treasurer Costello and Directors Bissier and Allen

Also Present: Past Board Member Fleming and Recording Secretary Quay

Absent: Vice President Palacio and Director Gleason

1. Call to Order: The meeting was called to order at 6:00 p.m.
2. Establish Quorum: A quorum was established.
3. Legal Matters: The Board discussed the mediation process and possible settlement alternatives to the Knapp/Katz lawsuit.
4. Adjournment: The Executive Session adjourned at 6:30 p.m.

**OPEN BOARD MEETING MINUTES**

1. Call to Order: The meeting was called to order at 6:35 p.m.
2. Establish Quorum: A quorum was established.
3. Approve Meeting Minutes: The minutes of October 2020 were approved.
4. Member Input: Member Grider asked for an update on the fence issue between 1134 and 1140 Santa Luisa. Secretary Basore gave the update. Mr. Grider's neighbors have proposed an add-on to the fence that is owned by both parties and Mr. Grider said the proposal is not acceptable and believes that it does not conform to Article 4. Mr. Grider said that the fence will have to be redesigned and the neighbors should bear all the costs. (A discussion of this item is on this agenda, Item 6c.)
5. Nomination and Election of Director to Fill a Vacancy on the Board: Due to business commitments, Director Gleason has resigned from the Board. The Board discussed several members who have expressed an interest in being on the Board in the past. Two members were nominated for the position—Phil Melese and Ulrich (Uli) Stang. The Board spoke highly of both members but generally agreed that Phil should be invited to be on a committee so the Board members could get to know him. Uli has previously served on the Board and expressed an interest to be on the Slopes Committee. President Klein nominated Uli Stang to fill the remainder of Director Gleason's term. Secretary Basore nominated Phil Melese. The Board voted 4/1/1 in favor of Uli Stang. (Vice President Palacio abstained because he did not know either candidate). Mr. Stang's term is effective immediately.

6. Old Business:

- a. Tall trees on Slope at 647 Santa Camelia: President Klein said that the renters of the property agreed to risk management. The arborist evaluated the trees and determined that they need balancing and trimming. Sandy Punch said they would be the first trees done this month or next. President Klein made a motion to retract a previous motion to remove the trees. Director Allen seconded the motion and it passed.
- b. Sink Hole Erosion on Highland Slope/1551 Santa Elena. President Klein wrote a letter to the City Engineer and provided an update. He explained that the contractor will repair a steel pipe then, from the street, put a liner in the pipe to create a seal which should last 50 years. The property owner will be contacted when a repair date is determined and Mario will begin removing some vegetation in that area.
- c. Fence between 1134 and 1140 Santa Luisa: At the October Board meeting, the Board passed 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 plants. The neighbors have requested to add two feet onto the 4' fence which would affect a 20' section of the fence. Mr. Grider said he would accept a new fence if it looks as good as or better than the current one. The modification would have to involve both parties since it is co-owned. Secretary Basore said there is nothing in the PC&R's about removing a fence. Discussion ensued. The Board suggested that if a new fence is aesthetically pleasing to the Grider's, the neighbors can remove the old fence and pay to install a new fence as long as it matches the current fence.
- d. Overdue Landscaping at 563 San Mario: Director Allen said that the building permit is open with the City and perhaps it has been extended (which is legal) but he did not confirm that it was signed off. The house is occupied and a permanent SDG&E meter has been installed. The occupants are now starting to remove the chain link fencing, and if they have an approved landscape plan, they need to be informed about the 60-day time frame to complete the work in a neighborly way. Director Palacio said that nothing is getting done very quickly and asked the Board to take a more direct approach in a letter. President Klein said that the occupants are obviously not concerned about the impact to the neighbors and suggested communicating with them in person. Director Allen said that they need to submit a new landscape plan and that he is also concerned that they may be putting in a parking space in their side yard. If the weeds are bad, one can complain to City Code Enforcement. President Klein asked Director Allen and Vice President Palacio to get a copy of the plan and to talk to the homeowner about an updated landscape plan and confirm that the hardscape will not exceed 50% of the area. Secretary Basore said that this is an enforcement issue rather than an architectural approval issue.

7. Committee Reports:

- a. Architectural and Planning Board: The following were approved: Stucco at 1247 Santa Luisa and a Pool at 569 San Mario.
- b. Slopes Committee:
  - (1) Appoint new Slopes Committee Chair: President Klein nominated Uli Stang. Director Bissierier seconded the motion and the motion passed.
  - (2) Debris clean-up under the transmission lines: Sandy Punch reported that San Elijo HOA 2 will be discussing the clean-up at their Board meeting. SDG&E will pick-up a pile of debris.

(3) Arborist 2020 Report: The report was distributed to the Board. Director Stang, Mario, Member Ken Ayers and the Arborist, Albert, conducted a walkabout. Seven trees will be trimmed and one removed. The report will be posted on the website. The Slope Committee will review the report and a discussion will be on the December Board agenda.

(4) Fall planting report: Additional trees will be planted and Mario is putting in more color and installing new irrigation lines.

- c. Program and Social Committee: Director Bissierier said that there 108 email addresses which is still short of the 125 goal. The Board decided to put a professional sign at the entrance asking members for their email addresses.
  - d. Membership committee: Treasurer Costello suggested reporting on any new escrows that have closed and to make sure the new owners have been contacted and welcomed to the community.
  - e. Ad Hoc Committee on Updating the PC&R's: There was no discussion.
1. Financial Report: Treasurer Costello said that the HOA had a good month. There is \$112,787.00 in checking and \$42,268 in savings. The HOA also collected \$46,000 more in dues and we are now at \$112,000 which is still \$6K short. Another past due notice will be sent out. Treasurer Costello said that a lien was cleared in the escrow process. However, the Board needs to find a new firm to handle liens as the current attorneys are no longer going to provide that service.
  2. New Business: In an email, member Parr suggested emailing Board minutes along with other communications from the Board. President Klein made a motion to email the minutes to members who want to receive them as well as any other correspondence. Director Allen seconded by motion and amended it to "approved" communications. He added that the Board can give homeowners a link where the minutes are located. The motion was amended as follows: Email the minutes and other approved communications to members who want to receive them. The motion passed.
  3. Adjournment: The meeting adjourned at 8:15 p.m. The next meeting is Wednesday, December 2, 2020.