

**SAN ELIJO HILLS HOMEOWNERS ASSOCIATION, INC.
PO BOX 232, Solana Beach, CA 92075**

**BOARD OF DIRECTORS' MEETING MINUTES
DECEMBER 2, 2020**

The meeting was held via Zoom and telephonically due to COVID restrictions.

EXECUTIVE SESSION SUMMARY

Present: President Klein, Secretary Basore, Treasurer Costello, Director Allen, Bissierier and Stang

Absent: Vice President Palacio

Also Present: Recording Secretary Quay

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

OPEN SESSION

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

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

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: The November 4, 2020 minutes were approved.
4. Member Input:
 - a. Member Gordon opined about how best to fill a vacancy on the Board. President Klein noted that unsuccessful candidates had been considered and one was nominated at the November meeting, as described in the minutes.
 - b. Member Grider asked about corrective action on an obstructed view issue.
 - c. Member Katz reported that the City Fire Department provided useful advice about wildfire protection.
 - d. Member Benner submitted a written comment about undergrounding of fiber optics in the neighborhood.

5. Old Business:
6. Knapp/Katz/HOA lawsuit update: President Klein said that a mediation was held and it is still in process. No additional information is available at this time but the Board will provide another update at its January Board meeting.
 - a. Tall trees on the slope at 647 Santa Camelia: Trees will be trimmed this month.
 - b. Sinkhole erosion on Highland Slope/1551 Santa Elena: The work has been completed. Sandy Punch thanked Mario for his quick response.
7. Committee Reports:
 - a. Architectural and Planning Board: The following applications were approved: Fence at 1134 Santa Luisa; Painting at 667 San Mario; and Driveway at 441 Santa Victoria. The shed at 1547 Santa Sabina is under review.
 - b. Slope Committee:
 - a. Vice President Stang distributed a list of key ongoing items and submitted an invoice for \$3290 for slope work.
 - b. The Committee is currently replanting the slopes on Highland and work continues on upgrading the irrigation system.
 - c. In regards to cleaning up the property under the high-wires, Sandy Punch said that San Elijo Hills #2 claims the property belongs to the City. She will contact the Fire Department to see who owns it.
 - d. Vice President Stang thanked the homeowners who have reported broken sprinkler heads.
 - e. Vice President Stang reported that the trees behind Secretary Basore's house were not on the plan but are now in the inventory. The Committee is considering putting stakes in the ground to determine what the HOA is responsible for and the Board agreed that the boundaries of San Elijo Hills, Rancho Santa Fe and the lagoon should be confirmed.
 - f. Discussion ensued about a Christmas bonus for Mario. President Klein made a motion to give Mario \$500.00. The motion was seconded by Vice President Stang and it passed.
 - c. Program and Social Committee: No report was given.
 - d. Membership Committee: Treasurer Costello asked that an item about the City's noise ordinance be put in the next newsletter and the Board agreed.
 - e. Ad Hoc Committee on Updating the PC&R's: The HOA has received 113 email addresses short of the 125 needed. President Klein said that flyers will be distributed and Harley Gordon offered to help gather email addresses. The Board thanked Mr. Gordon.
8. Financial Report: Treasurer Costello said that the water bills are high but should be lower during the winter months. Dues collections are down \$6,955 and an A/R Aging Summary dated 11/30/2020 was distributed. The Board agreed that the

Architectural and Planning Board will not approve anyone who is not in good standing. Checking balance is \$94,026 and Savings balance is \$42,270.

9. New Business:

- a. Follow-up on Member Grider's concerns as to why the neighbor has not complied with the Board's request. President Klein said that he would contact the neighbor. He will report back to the Board for further action if necessary.
- b. Vice President Palacio asked for an update and a time-line on the landscaping/clean-up issue at 563 San Mario. He said that it has been over three weeks and there has been no activity. Discussion ensued. President Klein asked that landscaping at 563 San Mario and the Grider's view issue be placed on the January 6, 2021 Board agenda under "Old Business."
- c. Correction to the minutes of October 23, 2019. The minutes incorrectly stated that money was spent on holiday lighting. However, the money was spent on 'accent' lighting not holiday lights.
- d. Vice President Palacio will send out Zoom meeting information.

10. Adjournment: The meeting was adjourned at 7:45 p.m.