

SAN ELIJO HILLS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS'
REGULAR MEETING MINUTES
January 15, 2020

(No Executive Session was conducted.)

The scheduled Board of Directors' meeting of the San Elijo Hills Homeowners Association, Inc. was held on January 15, 2020 at the Lomas Santa Fe County Club pursuant to the posted notice.

Present: President Ayers, Vice President Basore, Treasurer Costello, Secretary Bisserier and Director Klein and Fleming

Also Present: Recording Secretary Quay and Members

- I. Call to Order: The meeting was called to order at 6:30 p.m.
- II. Establish Quorum: A quorum was established.
- III. Approval of the December 4, 2019 Minutes: The minutes were approved.
- IV. Member Input:
 - a. Mr. & Mrs. Beck reported that their neighbor at 759 San Mario is installing a mini-golf course and has already done a lot of grading. Mrs. Beck said that the homeowners didn't get approval from the County or the City of Solana Beach and a fence on HOA property has also been removed. The Board said that the County will be very concerned if anyone is moving that much earth. The Board offered to contact the County and added that the Board has an obligation to explore the fence situation if it is on HOA property.
 - b. John Dillard, 1530 Santa Sabina Court, explained his plans for a remodel. The Board thanked him for submitting a full landscape plan with his resubmittal.
 - c. Percy and Marilyn Zelnick reported a break-in on Santa Luisa Drive. The neighbors are now going to install cameras and the Board agreed to put an article in the next newsletter. Discussion ensued regarding gathering emails from all the homeowners. Vice President Basore said that it might require a change to the Bylaws. Mr. Zelnick said it was important project and offered to help.
- V. Committee Reports:
 - a. Architecture and Planning Board:
Improvement requests submitted, decided and closed: Solar at 563 San Mario and an Expansion at 1530 Santa Sabina were approved.
 - b. Slopes Committee Report:
Landscaping Update: The arborist report has been updated. Sandy Punch reported on a tree removal plan for a slope area where several

trees have fallen. It will require removing 14 trees and trimming 41 trees on Lot 183, 184 and 187 at a cost of \$16,000. A neighbor has given access through their property to the slope area. President Ayers stressed the importance of grinding the stumps. Discussion ensued about the project and the cost which is over budget. President Ayers recommended taking it from the Reserves. Vice President Basore made a motion to take \$16,000 from Reserves for the project. Director Fleming amended the motion to take \$16,000 additional tree expenses out of the reserves but with the understanding that when the new budget is set, the budget reflects the replenishment of the reserves before any additional funds are used for slope beautification. President Ayers seconded the amended motion and it passed.

- VI. Program and Social Committee Report: Secretary Bisserier said that she booked the Annual Meeting location for 6:30 p.m. on June 3, 2020. Jewel Edson, the new Mayor, will be the speaker.
- VII. Financial Report:
 - a. Treasurer Costello reported that the HOA is under budget for the year. The checking account balance is \$94,389.07 and savings is \$42,226.53. There are 10 property owners in arrears and the lien process started on one homeowner.
 - b. In regards to the use of credit cards, Treasurer Costello said that there will be a 2-3% charge and that the HOA may not be able to pass the fees on to the homeowners. Treasurer Costello continues to work on it.
- VIII. Amend and Approve Table of Contents for Proposed PC&R's and Bylaws:
 - a. Vice President Basore made a motion to send the suggested changes and additions to the attorneys. Director Allen seconded the motion. Vice President Basore amended the motion to add a clause (8.5 in the PC&R's) that architectural approval is only valid for one year. Director Allen seconded the motion and it passed.
 - b. Director Fleming suggested changing the number of Board members (3.1 in the Bylaws) to a range of 5-7. Discussion ensued. President Ayers made a motion to have a minimum of 5 people, a maximum of 7 and a quorum of 4. Director Fleming seconded the motion and it passed.
 - c. Treasurer Costello made a motion to restore (Bylaws clause 3.12) "Board Discretion to Enforce." Director Allen seconded the motion and it passed.
 - d. Discussion ensued on doing a red-line document. Vice President Basore said that the new PC&R's will be entirely new and updated to meet current California State law.
 - e. Discussion ensued about the review period. Director Fleming suggested scheduling an open Board meeting, with no other items on the agenda, to review the documents. If there are a lot of questions, the Board can

contact the attorney for clarification. He said that a draft of the documents should be mailed out early April with a 30-day comment period then a workshop. Once corrections are made, the redlined documents are sent out and then voted on.

- IX. New Business: The Board briefly discussed the outcome of the Appellate Court's decision regarding the Knapp/Katz lawsuits. Director Fleming announced that the Appellate Court reversed the outcome and sent the case back for a new trial. Now, the three parties go back to court but what they are asking for and the fees have not changed. The Board agreed to conduct an Executive Session with the attorney on February 6, 2020 at the home of Paul Basore, 1523 Santa Sabina at 6:30 p.m.
- X. Adjournment: The meeting adjourned at 9:00 p.m. The next regular meeting will be on February 5, 2020 at 6:30 p.m.