

SAN ELIJO HILLS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS'
REGULAR MEETING MINUTES
February 5, 2020

(No Executive Session was conducted.)

The scheduled Board of Directors' meeting of the San Elijo Hills Homeowners Association, Inc. was held on February 5, 2020 at the Lomas Santa Fe County Club pursuant to the posted notice.

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

Absent: Director 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 January 2020 Minutes: The minutes were approved.
- IV. Member Input: The homeowner at 1472 Santa Marta attended the meeting to discuss his camper van in the driveway. He explained that it is a recreational vehicle and that it is being driven (not stored). He gave the Board the measurements and said that he is satisfied that it meets the length and height requirements. President Ayers explained that the Board has to be consistent and specific as to what is allowed in case there is a complaint. Vice President Basore said that the PC&R's allow a 3/4T as long as it is used on a day-by-day basis and not stored. Director Klein suggested the Board limit length and height. President Ayers suggested revising the guidelines. The Board asked the owner for the vehicle's specifications and agreed that they would be comfortable allowing it if it meets the guidelines.
- V. Committee Reports:
 - a. Architecture and Planning Board:
Improvement requests submitted, decided and closed: Painting at 1551 Santa Elena and solar at 563 San Mario have been completed, new fence and stucco at 1544 Santa Elena was approved and the expansion of the home at 1530 Santa Sabina was approved.
 - b. Slopes Committee Report:
Landscaping Update:
 - (1)Sandy Punch said that the project on 441,507,513, 519 and 525 Santa Victoria, should start next week. She is currently asking the neighbors to sign off on the project. There is one homeowner upset about removing three trees but Sandy explained that they are diseased and have to be removed.
 - (2) Director Allen reported that he called the Coastal Commission about the homeowner who is moving a lot of earth and installing a mini-golf course on and adjacent to our development and that they were going to inspect the site. He will follow-up.
 - c. Program and Social Committee Report:
 - (1)The Board discussed items for a newsletter. Vice President Basore asked that all articles/information be submitted to him by February 14th.
 - d. Membership Committee Report: No report.
- VI. Potential Change to Bylaws - Number of Board Members & Required Quorum: (At the February Board meeting, the Board approved a motion to have a minimum of 5 people, a

maximum of 7 and a quorum of 4.) Vice President Basore distributed a form that showed complications with that motion. Although the Board believes it may be difficult to always get homeowners to fill vacancies on the Board, Director Klein said that the Board has done a great job and he thinks people will want to serve on the Board. Treasurer Costello said that the election should be every two years and the lawyer suggested concurrent two-year terms or staggered two-year terms. Directors Allen and Klein suggested keeping the Board at 7 members if they don't get enough people and seek to appoint Board members. Treasurer Costello made a motion to repeal last month's motion (as stated above) and keep the Board at seven directors. Secretary Bissier seconded the motion. President Ayers emphasized that the proposed Bylaws need to be clear that the Board can operate with five Board members. The motion passed.

VII. Financial Report:

- a. Budget: Treasurer Costello said that there is \$81,304.25 in checking and \$42,231.91 in savings. The HOA will be over budget for tree-trimming this year. There are still ten homeowners who have not yet paid and they will be sent an email if their email is on file. President Ayers said that the new PC&R's have to have the "teeth" so the Board can collect from homeowners that are in arrears.
- b. Update on "Pay by Credit Card:" Treasurer Costello said that Venmo is getting popular but there is no check and balances with Venmo. He wants "one way in" and "no way out." There has to be a paper trail. He said that there is a 2% charge for using a credit card but perhaps we could give a discount for cash and add a charge if paid by credit card.

VII Adjournment: The meeting adjourned at 8:10 p.m. There will be an Executive Session on February 6, 2020 at 6:30 p.m. at Paul Basore's home. The next regular Board meeting will be held on Wednesday, March 4, 2020 at 6:30 p.m. **NOTE: The only agenda item on the next Board agenda will be a review of the draft PC&R's. All other reports will be deferred until the April Board meeting.**