

SAN ELIJO HILLS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS'
REGULAR MEETING MINUTES
March 4, 2020

(No Executive Session was conducted.)

The scheduled Board of Directors' meeting of the San Elijo Hills Homeowners Association, Inc. was held on March 4, 2020 at the Lomas Santa Fe County Club pursuant to the posted notice.

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

Also Present: Recording Secretary Quay, Sandy Punch and Member Andreason

- 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 February 5, 2020 Minutes: The minutes were approved.
- IV. Member Input: Sandy Punch asked the Board to accept a Slope Committee Report even though it was not on the agenda. The Board agreed.
- V. Slope Committee Report:
 - A. Slope Committee Member Sandy Punch reported that a property on Santa Luisa has several Eucalyptus trees entwined and should be trimmed/thinned out. However, the property owner wants them removed. Sandy requested getting an estimate to clean and balance them out. Director Allen made a motion to obtain an estimate. The motion was seconded by Treasurer Costello and it passed. In addition, another tree at 1428 Santa Luisa needs to be thinned out. Director Klein made a motion to obtain an estimate. Motion was seconded by Director Allen and it passed.
 - B. Re-pipe corner of Santa Victoria/Santa Luisa: Director Klein made a motion to re-pipe the corner of Santa Victoria/Santa Luisa instead of another area that was originally scheduled. This would be a savings of \$350.00 for supplies. The motion was seconded by Director Allen and it passed. Sandy Punch will have all the bills including labor at the next Board meeting.
- VI. Review Draft of PC&R's:
 - A. The Board discussed how best to review the PC&R's. Director Fleming said that he just received the document and recommended the Board not approve it until everyone had a chance to review it. President Ayers suggested that the Board go through all the items that the Board asked the attorney to review (these items are red-lined) and change as necessary but no review is required for the Boilerplate parts of the documents. The

Board agreed to review the red-lined items. Following a thorough discussion of each item, Vice President Basore said that he will now give the attorney the document with the Board's final comments and ask the attorney to do a red-line of the PC&R's and Bylaws which will be distributed to the Board members and then presented to the members at a workshop.

- B. Discussion on the Definition of Slopes: Vice President Basore said that the Association is not obligated to maintain all the slopes—just specific sections. The following is a *proposed* definition of the slopes: “*Slopes within the development are the portion of any lot beyond the front and side-yard setbacks where the ground level is more than 3 feet above or below the pad level. The HOA imposes specific architectural, drainage and signage constraints on all Slopes.*”

VII. Other Business: No additional business was conducted.

VIII. The meeting adjourned at 9:00 p.m. The next meeting will be on April 1, 2020.

+