

SAN ELIJO HILLS HOMEOWNERS' ASSOCIATION, INC.
PO BOX 232, SOLANA BEACH, CA. 92075
BOARD OF DIRECTORS' MEETING
APRIL 1, 2020

Present: President Ayers, Vice President Basore, Treasurer Costello, Secretary Bissierier, Directors Allen and Klein. Director Fleming joined the meeting in progress at 8:20 p.m.

Also Present via Teleconference: Recording Secretary Quay and Members Harley Gordon, Grai Andreason, Sandy Punch and Mr. & Mrs. Dorney.

- I. Call to Order: The meeting was called to order via teleconference at 6: 30 p.m.
- II. Establish Quorum: A quorum was established
- III. Approval of the March 4, 2020 Minutes: The minutes were approved.
- IV. Member Input: President Ayers acknowledged Mr. Gordon's email in regards to the PC&R's updating process. Mr. Gordon requested that members provide feedback on the documents before the Board goes any further and stated that members should have been consulted before the process began. He suggested the Board change its approach, get the community involved and communicate with the members via email. President Ayres said that the Board is updating it planning documents as required by the State and is putting together a workshop for the members before a final vote to approve or disapprove. He added that the Board has done its due diligence and invited Mr. Gordon to participate in the process by volunteering for the Board.
Mr. & Mrs. Dorney spoke about the possibility of low income housing being built on the land where the Executive Golf Course is currently located. President Ayers said that the Board is aware of the possibility and is keeping updated. However, there was nothing to report as of this meeting.
- V. Committee Reports:
 - a. Architecture and Planning Board:
 1. Vice President Basore reported that the McMahon's want to build a fence to conceal their trash bins and are requesting a variance. However, it can't be approved because the fence is too tall and the trash bins are still visible from the street. The homeowner said that his neighbors have a like enclosure and they received a variance. Discussion ensued on the size, design and height of the enclosure. The Board concluded that they would like to see the area before making a decision on the variance request. Vice President Basore made a motion that was seconded by Director Klein that the Board would look at the site and vote via email by Saturday, April 4, 2020 at 5:00 p.m. The motion passed.
 2. Improvement Requests Submitted, Decided, Closed: The following projects were approved: Solar at 1527 Santa Elena and Painting at 1447 Santa Marta.
 - b. Slopes Committee:
 1. Landscape Update: Sandy Punch reported that the crews are a little behind schedule but Santa Victoria should be done in a week. Fourteen trees have been cut down and 40 trimmed. Irrigation work has been done on Santa Victoria and Santa Luisa.
 2. Approval of Tree Trimming Estimate on Santa Luisa: Discussion ensued on cutting down or trimming large trees at 1339 Santa Luisa and one tree on Santa Camelia. Sandy Punch said the estimate is \$6,400 to safety cut two trees and remove three trees and stumps. The approximate cost for new trees is \$2,500. Treasurer Costello said that the budget is \$20,000

but if this request is approved, the budget would be over by \$16,000. Sandy Punch said that, although the trees are not on their lot, the homeowner at 1339 Santa Luisa offered to pay to remove them. Director Klein made a motion to approve \$6,400 for safety trimming 2 trees (including the one on Santa Camelia) and removal of 3 trees. President Ayers seconded the motion and it passed. Sandy Punch offered to talk to the homeowners.

- c. Program and Social Committee Report: None given.
 - d. Membership Committee: Vice President Basore asked the Membership Committee put the language together for the notification/ballot page for the election mailing. President Ayers said that at this time, it is likely the Annual Meeting will not be held at the Executive Golf Course and the election will have to be conducted by mail only.
- VI. PC&R's Update: Vice President Basore said that the redline documents are almost done and will be sent to the Board for review shortly. Following a discussion on the public workshops to discuss the draft PC&R's that were originally announced in the newsletter to be held in April, Vice President Basore made a motion that the Board would still complete the draft PC&R's but will postpone any presentation of them to the homeowners, including any workshops, until after the election. The motion was seconded by President Ayers and it passed.
- VII. Financial Report:
- a. Insurance Renewal Approval: Discussion ensued. President Ayers made a motion to approve the new policy. Treasurer Costello seconded the motion and it passed 5/1 (Vice President Basore voted against inclusion of worker's compensation coverage.)
 - b. Budget: Treasurer Costello said that out of 190 homeowners, 100 have paid their dues. He also recommended that there should be no additional funds for more slope improvements until the next round of fees are received in September.
- VIII. Discussion on the Election Process and Annual Meeting: The Board discussed the election process and concluded that the vote will have to be done entirely by mail (no in-person voting) this year. The Board announced openings on the Board in the March newsletter and on the website, and will put up signage if there are not enough candidates.
- a. Candidate Information: The following Board members announced their candidacy for the 2020-2021 year: Chris Allen, Paul Basore, Bobbie Biserier, Chris Costello and Phil Klein. Ken Ayers and Tristan Fleming will be going off the Board on June 30, 2020.
 - b. Mailing of the Ballots: The election mailing will consist of the election materials only. The Board will also include a request for email addresses on the announcement page.
- IX. New Business:
- a. The Board updated Director Fleming on the trash enclosure as discussed earlier in Board item 5a. The Board determined that Director Fleming's trash enclosure was shallower than Mr. McMahan's and to get the depth McMahan needed, he would have to install a post in his driveway. However, if he doesn't want to encroach in his driveway, he would need to find another solution. Director Allen said that the enclosure would be more aesthetically pleasing if it had gates. As previously discussed, the Board will look at Mr. McMahan's site by Saturday.
 - b. Director Fleming announced that there will be a status conference on the pending Knapp lawsuit in a few days.
- X. Adjournment. The meeting adjourned at 9:15 p.m. The next meeting is scheduled for Wednesday, May 6, 2020 and will likely be held telephonically.