

**SAN ELIJO HILLS HOMEOWNERS ASSOCIATION, INC.  
PO BOX 232, SOLANA BEACH, CA 92075**

**June 24, 2020 MINUTES OF THE  
ANNUAL MEETING OF THE MEMBERS**

(No Executive Session was conducted.)

The scheduled Annual Meeting of the Homeowners of the San Elijo Hills Homeowners Association, Inc. was held on June 24, 2020. Meeting was conducted telephonically due to the Coronavirus.

Present: President Ken Ayers, Vice President Paul Basore, Treasurer Chris Costello, Secretary Bobbie Bisserier and Directors Phil Klein and Chris Allen

ABSENT: Director Fleming

Also Present: Slopes Committee Member Sandy Punch and 17 community members

1. Call to Order: The meeting was called to order at 5:50 p.m.
2. A quorum was established.
3. Approval of the Minutes: The minutes of May 6, 2020 were approved.
4. President's Opening Remarks: President Ayers said that the Election Inspector reported that 99 mail-in ballots were received and there has been an additional 15 ballots turned in by members at the polling station. The polling station will remain open until 6:30 p.m. President Ayers said that it was a pleasure serving on the Board and thanked the Board members and members of the committees for their hard work on the slopes and revisions of the PC&R's and Bylaws.
5. Committee Reports:
  - a. Architecture and Planning Board: Vice President Basore gave the report. Since last year's Annual Meeting, there have been 36 requests for architectural improvement forms and all were approved by the Committee with little or no change except for a few. Average time from receipt of the form to decision was four days and only eight requests exceeded 14 days. He thanked Committee Members Chris Allen and Ken Ayers for their help and support.
  - b. Slopes Committee: Director Klein gave the report. Maintaining and improving the slopes costs approximately \$140,000 per year or 75% of the annual budget. He thanked the Committee and Mario Martinez and crew, as there were no slope failures. This year, the Board decided to improve the irrigation infrastructure and replanting incrementally. In summary, over 10,000 linear feet of irrigation piping has been replaced, 10 valve control boxes were replaced, 225 new water efficient

sprinkler heads were installed, 47 Eucalyptus trees were safety cut and 13 Eucalyptus trees were removed. In addition, low voltage lights were installed on three entrance trees and the Committee will continue to upgrade old galvanized pipe, relocate irrigation lines from inside the rear pads of homeowners, add valve control boxes as needed, and continue replanting slopes as funds and time allows. Director Klein thanked Sandy Punch who devotes an incredible amount of personal time interacting with homeowners, Mario Martinez and crew for their great work and the Board for their support.

6. PC&R's Update: Members of the Committee were: Paul Basore, Phil Klein, Tristan Fleming, Chris Allen and Grai Andreason. Vice President Basore gave the report: The process of updating the Covenants began in August of 2019. At that time, the Board agreed to establish an ad hoc committee to develop a legal, valid framework template that could be used as a starting point for discussion with the homeowners. When completed, the updated governance documents would be put to a vote of homeowners and approved with a required 2/3rds approval. Each month, the ad hoc committee presented suggestions for discussion and amendments. Throughout the process, the committee worked with the HOA's lawyer, David Kline. In March 2020, the HOA newsletter included the most significant changes that had been accepted by the Board. Discussions were then planned for April and May with the homeowners with the intent to produce updated PC&R's and Bylaws that could be approved by ballot in conjunction with the Annual Election of Directors in June 2020. When COVID-19 arrived in late March, the process was indefinitely postponed. To legitimize the ad hoc committee's work over the past year, the Board voted in May 2020 to endorse the legal document templates as being suitable for the next Board to use as a starting point, should they decide to continue the process of updating the covenants.
7. Financial Report: Treasurer Costello gave the report. In May, the Board voted for a 7% annual increase in fees from \$1,152 to \$1,232 annually. The Board approved an overrun of \$15,000 for tree trimming. There was also a budget overrun due to the work on the PC&R's and lawsuit. The ending balance in checking is \$70,370 and \$42,251 in reserves. The Association has liens on two properties at a cost of \$500.00 each.
8. Election Results: The election results were announced at 7:00 p.m. The following members received the most votes and were elected to the Board: **Christopher Allen, Paul Basore, Bobbi Bissierier, Chris Costello, Matthew Gleason, Phil Klein and JP Palacio**. President Ayers asked for a vote breakdown for the record. Chris Allen (88), Paul Basore (88), Bobbi Bissierier (87), Chris Costello (92), Matt Gleason (73), Harley Gordon (35), Phil Klein (87), Diantha LaVine (40), Phil Melese (35) and JP Palacio (67). There were (122) official ballots counted, (9) unsigned ballots and (5) voided ballots that were not counted.

9. Adjournment: The meeting adjourned at 7:10 p.m. The new and retiring Board members thanked Ken Ayers, Sharon Costello and Tristan Fleming for their work and dedication to the community. The next Board meeting and election of officers will be held telephonically on July 1, 2020.