

San Elijo Hills Homeowners Association, Inc.
PO Box 232, Solana Beach, Ca 92075
BOARD OF DIRECTORS' MEETING MINUTES
SEPTEMBER 2, 2020

The meeting was held telephonically due to COVID.

Present: President Klein, Vice President Palacio, Secretary Basore, Treasurer Costello and Directors Bissierier and Allen

Also Present: Members, Slopes Committee Member Sandy Punch and Recording Secretary Quay

Absent: Director Gleason

1. Call to Order: The meeting was called to order at 6:35 p.m.
2. Establish Quorum: A quorum was established.
3. Approve Meeting Minutes: The minutes of August 5, 2020 were approved.
4. Member Input: Secretary Basore read a letter from the homeowner at 651 Santa Camelia Drive, regarding removal of trees on a slope by his home. The homeowner explained that the trees give shade and asked that the trees remain pending the arborist's recommendation. Member Dan Grider spoke about large clusters of bottle brush (trees) that block his view. He said that he would like them trimmed, not removed, but the neighbor has been uncooperative. According to PC&R's Section 3: "No structure or landscape material is allowed to substantially impair views." President Klein said that the Board will discuss both issues. Treasurer Costello reported that the home at 647 Santa Camelia has a porta-pottie and plywood in their front yard.
5. Old Business: At the last meeting, a motion was approved to assign the Slopes Committee the task of facilitating a meeting with the owners of 647 Santa Camelia and 1339 Santa Luisa as well as the renters to communicate the concerns of the respective parties, clarify any misconceptions and work towards achieving a solution for the homeowners and renters occupying the residence at 1339 Santa Luisa Drive. Director Klein reported that the Committee has not yet been able to get the parties together.
6. Architectural and Planning Board: The following new requests were approved: 1) Re-roofing at 429 Santa Victoria, 2) Re-landscaping at 749 San Mario, 3) Modifications of windows and 4) fencing at 725 San Mario.

- a. Slopes Committee:
 1. Next irrigation system section upgrade: Sandy Punch reported on the following: 1) Mario is looking at leaks in three different sections of slopes, 2) new trees will have to be planted where others have been removed, 3) the Committee will meet with Pinnacle Design to update the planting plan before winter, and 4) the Committee will meet with the arborist on October 22nd to look at the east side. Discussion ensued regarding tree removal and trimming by SDG&E. Since the Paradise Fire, SDG&E has been aggressively removing trees under their lines. Many homeowners are concerned about the removal of trees. Although the homeowners own the property, SDG&E has a utility easement under the lines. SDG&E is also severely trimming and removing trees on the west side of the Executive Course.
 2. Sandy Punch recommended that Mario's contract be renewed. The Board agreed that Mario has done a great job for the HOA. President Klein made a motion to renew Mario's contract with a 5% increase. A brief discussion ensued. Director Bissierier seconded the motion. The motion passed.
 - b. Program and Social Committee: Director Bissierier reported that the weeds by the golf course have been cleaned up.
 - c. Membership Committee: The Board discussed the September 2020 newsletter. Director Allen said the newsletter will go out with the invoices next week. The Board agreed to post the minutes on the website rather than email to the members. The Board asked that a link to the website be included in the newsletter.
 - d. Ad Hoc Committee on Updating the PC&R's. Discussion ensued on how to make the process of updating the PC&R's more user friendly. Vice President Palacio offered to revise the Google form to make it more interactive. It was noted that when the HOA receives 125 email addresses, the documents will be emailed to members for comments.
7. Financial Report: Treasurer Costello said there is \$32,650.82 in checking and \$42,261.82 in savings. Invoices will be sent out next month. In regards to credit cards as a paying option, he recommended using QuickBooks at a cost of \$3.00 per transaction. The account will have to be handled by an officer—not the bookkeeper. If it goes well, the service will be offered to the members in March 2021.
 8. New Business:
 - a. At last month's meeting, Mr. & Mrs. Meigs, who rent their home at 1339 Santa Luisa, explained that there are three 75' eucalyptus trees on a slope only 40' away from their house and they are concerned that the trees will fall on their house. Discussion ensued. Director Klein spoke to the insurance company's representative who explained that if a tree(s) was maintained by the HOA and fell on a house, the insurance company would pay if the HOA was negligent. President

Klein said it is important that the HOA do safety cuttings and document everything done to these trees. He asked that Mario look at the trees and that the arborist provide a written report. President Klein asked the Committee to continue trying to get the owners of 647 Santa Camelia and 1339 Santa Luisa, as well as the renters, together and hopefully reach a compromise.

- b. President Klein asked the Board's opinion about the bottle brush trees at 1134 Santa Lisa that are obstructing views. Sandy Punch said that is the only house with trees that high and they are on the retaining wall between the two properties. Sandy opined that the roots could damage the retaining wall. Vice President Palacio said he would like to see the area. President Klein agreed and suggested the Board members look at the situation. Secretary Basore said that the retaining wall is not an HOA issue but the Board should focus on the view as the photos presented indicate a clear violation of the PC&R's. President Klein made a motion that the Board members look at the issue, decide what to do about the non-compliance and recommend a course of action. A letter will then be sent to the homeowner with the Board's recommendation. Director Allen seconded the motion and it passed.
- c. Adjournment: The meeting adjourned at 7:45 p.m. The next Board meeting will be on October 7, 2020 via teleconference.