

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

BOARD OF DIRECTORS' MEETING MINUTES

WEDNESDAY, OCTOBER 9, 2024

Present: Vice President Doran, Secretary Basore, Treasurer Sagar; Directors Beck, Wittig; Members Punch, Klein.

Absent: President Hellinger, Director Vassar

- 1. Call to Order:** The meeting was called to order by Vice President Doran at 6:30 pm.
- 2. Establish Quorum:** A quorum of 5 out of 7 directors was established.
- 3. Meeting Minutes:** The September 2024 minutes were approved as distributed.
- 4. Member Input**
 - Member Punch noted that a burglary ring has been gradually moving south from LA, planting camouflaged wireless cameras in people's yards to choose when to strike.
- 5. Old Business**
 - *666 San Mario:* President Hellinger and Secretary Basore visited this address to view the vegetation near the slope. The plants are not currently in violation of the PC&Rs, but will require periodic trimming to stay below 36 inches in the area within 15 feet of the slope.
- 6. Architectural Committee**
 - *1205 Santa Luisa:* The homeowner asked to replace chain-link fencing in the rear and on the side facing Santa Victoria near the entrance monument with a 46-inch-high wood fence, exceeding the 36 inches allowed by PC&R 8.3.15. The board considered that the fence on the busy street side would not block anyone's view, and the view to the rear is of the powerline easement. The one adjacent neighbor was notified and did not object. The board voted 5-0 to grant a waiver to allow the proposed fence.
 - *Other requests:* A new garage door at 1559 Santa Elena was approved.
 - *Committee appointments:* The board voted 5-0 to appoint all three current members of the architectural committee for an additional three-year term effective November 3, 2024. The committee members are Paul Basore (chair), Ken Ayers, and Chris Allen.
- 7. Slopes Committee**
 - *Plants:* The heat wave in September damaged many nursery plants in San Diego County, leading to a shortage of stock available. Once plants become available in a few weeks, planting will commence at 1271 Santa Luisa, along Santa Petra, Santa Victoria, and San Mario. A Tipuana tree will be planted at the corner of Santa Luisa and Santa Victoria.
 - *Trees:* A \$16k quote was received from Cielo Tree Care to perform the arborist's recommended tree trimming and removal. This is well within the budgeted allocation.

- *1466 Santa Luisa Irrigation:* Leveling of the rear yard at this address following HOA-approved home renovation resulted in damage to two HOA sprinklers near the slope. The work extended over a deeply buried main (3-inch) water irrigation line but did not damage that line. The board instructed the committee to ask the homeowners to pay the HOA's cost to repair the sprinkler damage and to suggest they submit their detailed landscape plan for approval so that it can be referenced in the future if the water line needs replacement.
- *1466 Santa Luisa Trees:* The owners want to remove six eucalyptus trees on the slope behind their home. Two have died and the HOA will pay for their removal and replacement with young trees elsewhere on the slopes. The owner will pay to remove the other four trees and reimburse the HOA to plant young replacement trees elsewhere on the slopes.
- *Notice Given:* Member Sandy Punch announced she will end her role as the primary liaison for slopes maintenance at the end of 2025. A volunteer needs to be identified in the next few months to serve as her apprentice in anticipation of moving into this important role.

8. Membership Committee

- *Venue:* The upstairs boardroom at the Lomas Santa Fe Country Club has been secured for board meetings on the 2nd Wednesday evening of each month in 2025. The Club offers this venue to the HOA at no cost as a community service.
- *Newsletter:* The October newsletter was distributed via email to homeowners of the 177 (out of 192) lots for which the HOA has an email address on file.

9. Financial Report

- *Expenses versus Budget:* We spent \$63k in the first three months of the fiscal year, which is 22% of the annual budget, consistent with expectation.

10. **New Business:** Treasurer Sagar noted the dependence of the HOA's website on the voluntary support of Member Sharon Costello, and asked if this was sustainable in the long term. The topic will be discussed at the next board meeting.

11. **Adjournment:** The meeting adjourned at 7:24 pm. The next HOA meeting will be held November 13 at **6:00 pm** in the upstairs boardroom at the Lomas Santa Fe Country Club.