

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

BOARD OF DIRECTORS' MEETING MINUTES

WEDNESDAY, NOVEMBER 13, 2024

Present: President Hellinger, Secretary Basore, Treasurer Sagar; Directors Beck, Wittig; Member Punch.

Absent: Vice President Doran, Director Beck

1. **Call to Order:** The meeting was called to order by President Hellinger at 6:00 pm.
2. **Establish Quorum:** A quorum of 5 out of 7 directors was established.
3. **Meeting Minutes:** The October 2024 minutes were approved as distributed.
4. **Member Input:** None
5. **Old Business:** None
6. **Architectural Committee**
 - *1466 Santa Luisa:* The architectural committee had no objection to this landscaping request, but did note that the planned hedge along the east boundary would require trimming in the future to keep it from adversely impacting the adjacent neighbor. Member Punch reported that the homeowner met with the adjacent neighbor and agreed to keep the hedge below 12 feet. The homeowner was also warned not to damage the HOA's irrigation pipes and wiring during landscape activities, as they would be liable for any repair work required.
 - *Other requests:* Front landscaping at 661 San Mario was approved by the committee.
 - *ADUs:* The committee is aware of plans to build three ADUs in the community, but none have yet been submitted as architectural requests. The HOA's position on ADUs is that they must meet the requirements of California Government Code section 65852.2 or 65852.22 before the HOA will apply the state mandates for ADUs that override the PC&Rs.
7. **Slopes Committee**
 - *Honeysuckle:* The Member Punch presented a map of the neighborhood showing where invasive honeysuckle has occupied the slopes behind homes on Santa Luisa and Santa Victoria. It takes about half a day for the HOA's landscapers to groom just one lot. At this point, the strategy is to contain the spread rather than attempt eradication, since several homeowners have planted honeysuckle purposefully in their yards.
 - *Maintenance Requests:* It was noted that too many neighbors are contacting the HOA's landscape contractor directly with their requests for slope attention instead of bringing them to the HOA. It was noted that might be because the HOA's website lists the contractor's contact details on the Contact Us page. Secretary Basore agreed to have that changed to the contact details for Member Punch, who normally serves as the buffer between homeowners and the maintenance contractor.

- *Committee Members:* Director Wittig, as chair of the slopes committee, agreed to propose a plan for operating the committee without Member Punch, who will exit at the end of 2025.

8. Membership Committee

- *Website:* The board discussed the long-term sustainability of relying on a volunteer webmaster. Secretary Basore noted that the current arrangement is working well, and if that were to change in the future it would be possible to replicate the essential functions of the website using available tools like Google Sites. Director Vassar agreed to obtain the login details for the HOA's website domain for future reference.
- *Electronic Voting:* Secretary Basore recounted the tedious task of assembling and mailing ballots for the annual election of Directors. The board noted that electronic voting appears to be a legal option, made possible because the update of our governing documents in 2021 requires homeowners to supply an email address for correspondence (Bylaw 2.5.1). Director Vassar agreed to look into the availability of services that provide this function.

9. Financial Report

- *Expenses versus Budget:* We spent \$94k in the first four months of the fiscal year, which is 32% of the annual budget, consistent with expectation.
- *Overdue Fees:* Treasurer Sagar has arranged a meeting this month with a member having an overdue balance and a property manager. They will discuss renting the property and forwarding the rental income to the HOA until the overdue balance is paid.
- *Backup Signatory:* The board voted 5-0 to remove Chris Costello as a backup signatory on the HOA's bank accounts and to add Simona Hellinger in his place.

10. **New Business:** Secretary Basore noted that an article in the San Diego Union-Tribune mentioned that HOAs might be subject to the federal Corporate Transparency Act and, if so, would need to file personal information about board members starting this year. The Act lists 23 exempt categories, one of which is social-welfare entities as defined under section 501(c)(4). The board thinks that our HOA meets this definition and thus is not required to file.

11. **Adjournment:** The meeting adjourned at 7:38 pm. The next meeting will be held Wednesday, December 11 at **6:00 pm** in the upstairs boardroom at the Lomas Santa Fe Country Club.