

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

BOARD OF DIRECTORS' MEETING MINUTES

WEDNESDAY, DECEMBER 11, 2024

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

Absent: Director Vassar

- 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. Director Wittig arrived during Member Input to make it 6 out of 7.
- 3. Meeting Minutes:** The November 2024 minutes were approved as distributed.
- 4. Member Input:** Member Cohen (755 San Mario) raised objection to the view impact of a planned patio structure at 765 Santa Camelia. The project has not yet been submitted to the HOA's architectural committee. The board agreed to put the project on the agenda for discussion when a request for architectural improvement is received.
- 5. Old Business:** None
- 6. Architectural Committee**
 - *519 Santa Victoria:* A request for a new, wider garage door matching the style and color of the current door was approved.
 - *1265 Santa Luisa:* The board noted that significant landscaping of the front yard of this address was underway. The committee reported not having received a request for this work.
- 7. Slopes Committee**
 - *Tree Maintenance:* The removal of the dead tree at the corner of Santa Petra and Santa Camelia has been delayed by weather. This will be the first item of tree work this winter.
 - *Slope Planting:* Rosea iceplant became available for the first time since August. Several flats were purchased to fill-in a variety of areas on the slopes.
 - *647 Santa Camelia:* The owner of a lot adjacent to this address reported via email that a small tree branch broke through their skylight during the recent Santa Ana event. They believe it came from a tree on their neighbor's HOA-maintained slope, and offered to pay half the cost of removing the eucalyptus trees on that slope. The board reviewed the arborist records and concluded that the trees in question are healthy and have been appropriately maintained. President Hellinger will notify the owner of the trees.
 - *Committee Members:* Member Punch met with two homeowners who expressed interest in slope watering and slope planting, respectively. The slopes committee will walk-through the slopes with them on December 18.

8. Membership Committee

- *Website:* The board discussed the importance of retaining our www.SanElisoHills1.org website address regardless of how the website content is managed. At minimum, the board will ensure that emergency contact provisions are in place.
- *Electronic Voting:* Director Vassar is looking into this, in his absence there was no report.

9. Financial Report

- *Expenses versus Budget:* We spent \$119k in the first five months of the fiscal year, which is 40% of the annual budget, consistent with expectation. Watering costs are \$3k higher than expected due to the lack of rain this season.
- *Overdue Fees:* Treasurer Sagar is working directly with three members having an overdue balance. A property manager has been engaged in an attempt to generate rental income from one property. In another case, a check was received but could not be deposited due to a mismatch between the numerical and written dollar amount. And the third case was complicated by the fact that there are three unrelated members with the same last name, two of which also share the same first name.
- *Backup Signatory:* Now that the minutes of the November meeting have been formally approved, the HOA's financial institution (Mission Fed) will accept a request to change the backup signatory to President Hellinger.

10. New Business: None.

11. Adjournment: The meeting adjourned at 7:18 pm. The next meeting will be held Wednesday, January 8 at **6:00 pm** in the upstairs boardroom at the Lomas Santa Fe Country Club.