

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

**BOARD OF DIRECTORS' MEETING MINUTES**

**WEDNESDAY, JANUARY 10, 2024**

**Present:** President Hellinger, Secretary Basore, Treasurer Sagar (after item 5); Directors Beck, Costello (by phone), Wittig (after item 5); Members Andreason, Barton, Gordon (2), Klein, Punch (by phone).

**Absent:** None

- 1. Call to Order:** The meeting was called to order by President Hellinger at 6:31 pm.
- 2. Establish Quorum:** A quorum of 4 out of 6 directors was established. The seventh director, Tom Carter, resigned on January 5, 2024 due to anticipated schedule conflicts.
- 3. Meeting Minutes:** The December 2023 minutes were approved as distributed except that “north” was replaced with “northeast” in the slopes report.
- 4. Member Input:** There was no member input this month.
- 5. Old Business:** There was no old business this month.
- 6. Architectural Committee**
  - *550 San Mario:* The committee presented its written report that the keystone block garden wall installed at this address complies with the PC&Rs except for the lack of a request for architectural improvement that includes a confirmation of best practice from the installer. By vote of 5-0-1, the board asked President Hellinger to forward the report to the homeowner.
  - *712 San Mario:* The committee intends to approve the 2<sup>nd</sup>-story addition at this address. No adverse feedback was voiced at the meeting, so the committee will proceed with approval.
  - Requests were received and approved for landscaping with a backyard pool at 711 Santa Camelia and for solar panels at 759 Santa Camelia.
- 7. Slopes Committee**
  - *Fallen Trees in Lagoon:* The HOA spent another \$2,500 removing debris, and is negotiating with the City over the cost of removing a palm tree the City felled and moved into the lagoon.
  - *Annual Tree Maintenance:* All work behind Santa Luisa along the Executive Golf Course has been completed. The remaining tree work should be completed by the end of January.
  - *Irrigation Repair:* The HOA’s three-inch PVC irrigation pipe behind 1339 Santa Luisa was cracked by tree roots. The resident called promptly and the water was turned off immediately, resulting in no permanent damage and minimal water loss.
- 8. Membership Committee**
  - *New Neighbors:* The committee is still trying to contact the new owners at 661 San Mario.
  - *Website:* The updated website went live. Thanks to an observant neighbor, the dates for upcoming board meetings were corrected.

## 9. Financial Report

- *Expenses versus Budget:* Expenses for the first six months of the fiscal year were \$145.4k. This is 54% of the annual budget, which matches expectation. \$677 was transferred from the checking account to the reserve account.
- *Bookkeeping:* Mother Lode Bookkeeping's response time to correspondence from Treasurer Sagar has continued to be slower than expected. This may have contributed to 24 accounts being more than 90 days overdue, compared to 12 at this time last year. Board members agreed to contact overdue homeowners that they know personally to understand why.

## 10. New Business

- Secretary Basore will file the biennial Statement of Information with the California Secretary of State. This will maintain our status as a corporation (not a Common Interest Development).
- Secretary Basore will contact the Solana Beach School District about securing Solana Vista Elementary School for our Annual Meeting, preferably on June 12, 2024.
- Filling the vacant board seat was discussed. President Hellinger had contacted Sara Doran, 1309 Santa Luisa, who indicated an interest. Member Doran was among those who received write-in votes in the previous board election. The board voted 6-0 to appoint her to the vacant position for the remainder of its term, which expires in June 2025.

11. **Adjournment:** The meeting adjourned at 7:38 pm. The next HOA board meeting is February 14<sup>th</sup> at 6:30 pm in the upstairs boardroom of the Lomas Santa Fe Country Club (sorry, Valentines!).