

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

BOARD OF DIRECTORS' MEETING MINUTES

WEDNESDAY, FEBRUARY 14, 2024

Present: President Hellinger, Treasurer Sagar; Directors Beck, Costello, Doran (by phone); Members Andreason (recording secretary), Punch.

Absent: Secretary Basore, Director Wittig

- 1. Call to Order:** The meeting was called to order by President Hellinger at 6:32 pm.
- 2. Establish Quorum:** A quorum of 5 out of 7 directors was established. Director Sarah Doran was welcomed as a new member of the board.
- 3. Meeting Minutes:** The January 2024 minutes were approved as distributed.
- 4. Member Input**
 - It was noted that the HOA website was not a secured site. After brief discussion, the board moved and approved spending up to \$60 to register as a secure site.
 - Member Andreason requested including a paragraph in the newsletter referencing the challenges dog walkers are confronting with coyotes. The board asked Andreason to draft a short paragraph for inclusion in the March newsletter.
- 5. Old Business:** The HOA's corporate Statement of Information for 2024-2025 was filed.
- 6. Architectural Committee**
 - No report this month.
- 7. Slopes Committee**
 - *Spring Planting:* Member Punch noted that slope priorities have typically favored irrigation upgrades and tree maintenance over planting. This has been problematic because planting needs to occur in the spring, when the fiscal-year budget is most constrained. It would cost \$20k to replant all bare areas on the slopes. President Hellinger requested that Member Punch prepare a proposal with cost estimates for planting this spring.
 - *Tree Maintenance:* Cielo Tree Service plans to recommence tree trimming next week.
 - *Irrigation Repair:* The major irrigation line upgrades for this fiscal year have been completed, including the pipe behind 1339 Santa Luisa that failed last month. It will take 5 to 6 more years to replace/upgrade all of the original lines.
- 8. Membership Committee**
 - *Newsletter:* Content for the March newsletter needs to be submitted to Director Costello by February 28th so that it can be printed for inclusion with the March invoices.
 - *New Neighbors:* The committee met with the new owners at 661 San Mario.
 - *Annual Meeting:* The Solana Vista Elementary School has been secured for June 12.

9. Financial Report

- *Expenses versus Budget:* Expenses for the first seven months of the fiscal year were \$171.3k. This is 62% of the annual budget, which matches expectation. Recent rains reduced watering costs enough to mitigate the high cost of cleanup from the storm drain failure behind Santa Victoria. \$677 was transferred from the checking account to the reserve account.
- *Bookkeeping:* Treasurer Sagar continues to seek-out root causes for inefficiencies in invoicing via our bookkeeping service provider.

10. New Business

- Member Andreason raised concern regarding potential insurance policy cancellations due to the location of our HOA adjacent to (and overlaid by) an area now classified as a “Very High Fire Hazard Severity Zone” by CalFire. Member Punch noted that while insurance companies have declined coverage in vulnerable areas, residents were able to secure insurance through the state, though at a much higher premium. Discussion ensued over what actions the HOA might take. The current [slope guidance](#) is select plants that increase the stability of the slopes and assist with fire protection. One suggestion was to add guidance that landscaping by the HOA on the slopes will exclusively use plants that are on the Fire Department’s approved list, which is posted on the HOA’s [website](#). Member Andreason agreed to contact the Solana Beach and Rancho Santa Fe fire departments and the agencies that manage the San Elijo Lagoon. She will report back to board on her findings. Member Punch offered to draft a paragraph for inclusion in the next newsletter advising homeowners to assess their properties with regard to the wildfire safety of their residence.

11. **Adjournment:** The meeting adjourned at 7:45 pm. The next HOA board meeting is March 13th at 6:30 pm in the upstairs boardroom of the Lomas Santa Fe Country Club.