

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

**BOARD OF DIRECTORS' MEETING MINUTES**

**WEDNESDAY, APRIL 10, 2024**

**Present:** President Hellinger, Vice President Doran, Secretary Basore, Treasurer Sagar; Directors Beck, Costello (phone through #5), Wittig; Members Hoyle, Punch

**Absent:** None

1. **Call to Order:** The meeting was called to order by President Hellinger at 6:30 pm.
2. **Establish Quorum:** A quorum of 7 out of 7 directors was established.
3. **Meeting Minutes:** The March 2024 minutes were approved as distributed.
4. **Member Input:** Member Hoyle asked about architectural control procedures for replacing her cement driveway with pavers. The board answered her questions and directed her to the Request for Architectural Improvement form posted on the HOA's website.
5. **Old Business**
  - *Insurance Policy:* The annual insurance cost went up 5%, which was within the approved budget. The board discussed the extent of coverage, in particular with regard to Slopes.
  - *Fire Hazard:* More than half of the homes in our HOA are now in the highest fire hazard zone designated by CalFire. Some insurance carriers are terminating coverage, others are maintaining coverage but not issuing new policies, while others are offering new policies.
6. **Architectural Committee**
  - *Requests received:* Backyard pool at 661 San Mario and garden wall at 550 San Mario.
7. **Slopes Committee**
  - *Spring Planting:* Member Punch presented a spring planting plan for the highly visible slopes along Santa Victoria, along Santa Petra, and along San Mario. The plan includes \$15k in plants and \$10k in labor. Rosea ice plant will be used extensively due to its drought resistance, low fire risk, and low maintenance. Director Beck encouraged diversity in the bushes that will be interspersed. The board discussed how to finance this amount. One option discussed was to defer irrigation upgrades next year, given that the pipes that still need replacement probably have a few years of service life remaining.
  - *Tree Maintenance:* Annual tree maintenance is complete. Three trees in questionable health will be monitored.
  - *Reclaimed Water:* Possible ways to tap into nearby sources of reclaimed water were discussed. However, the expense of installing new pipes is considerable and would have to be paid by the HOA in advance. It was suggested a committee be formed to look into current reclaimed water options with Olivenhain Water District and Santa Fe Irrigation District combined.

## **8. Membership Committee**

- *Annual Election:* Secretary Basore will prepare the ballots with envelope-stuffing assistance from Director Costello and President Hellinger. The same approach used last year will be repeated, with colored return envelopes inside white delivery envelopes and a rainbow stripe on the ballot to deter photocopying. The only issue on the ballot this year is the election of four Directors. At present, three people have indicated an interest in running.

## **9. Financial Report**

- *Expenses versus Budget:* Expenses for the first nine months of the fiscal year were \$225k. This is 82% of the annual budget, which slightly exceeds expectation for this point in the year. \$677 was transferred, as normal, from the checking account to the reserve account. Director Wittig asked what interest rate the HOA earns on its cash on hand. That led to a discussion of higher-yielding accounts and their potential risks.
- *Bookkeeping Services:* At the Treasurer's suggestion, the board did not move to release a request for proposals, and will focus on improving relations with the current bookkeeper.

## **10. New Business: None**

- 11. Adjournment:** The meeting adjourned at 8:24 pm. The next HOA board meeting is May 8<sup>th</sup> at 6:30 pm in the upstairs boardroom of the Lomas Santa Fe Country Club. The Annual Meeting of the Members is June 12<sup>th</sup> at 6 pm in the multipurpose room at Solana Vista Elementary School.