

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

BOARD OF DIRECTORS' MEETING MINUTES

WEDNESDAY, MAY 8, 2024

Present: President Hellinger, Vice President Doran, Treasurer Sagar; Directors Beck, Costello, Wittig; Members Anderson, Andreason, Barton, Crivello, Gordon, Hurley, Kaslow, Punch, Stafford

Absent: Secretary Basore, Director Wittig after member input

1. **Call to Order:** The meeting was called to order by President Hellinger at 6:31 pm.
2. **Establish Quorum:** A quorum of 6 out of 7 directors was established.
3. **Meeting Minutes:** The April 2024 minutes were approved as distributed.
4. **Member Input:**
 - Member Gordon asserted that the HOA should partner with homeowners who live along the owner-maintained slope east of San Mario to engage the HOA's landscape contractor to reduce wildfire risk in that area.
 - Several Members raised concerns about the HOA's use of herbicides and/or pesticides on the HOA-maintained slopes. Particular concern was raised regarding the use of Roundup (a broad-leaf weed killer). Although Roundup has not been used extensively, discussion ensued regarding under what circumstances (if any) it should be allowed. The slopes committee agreed to stop the use of Roundup at this time and to investigate an alternative. Member Anderson will provide them with information to consider.
 - Member Hurley suggested that the board consider alternatives to Martinez Landscaping. The board encouraged him to submit recommendations to the slopes committee.
5. **Old Business**
 - *Fire Hazard:* Member Andreason presented information about the various authorities having jurisdiction over areas adjacent to the HOA and posed questions that need to be answered to reduce fire hazards and possibly improve the insurability of homeowner properties. She agreed to present her findings at the Annual Meeting in June and prepare a written document for posting on the HOA's website.
6. **Architectural Committee**
 - *No report*
7. **Slopes Committee**
 - *Tree Maintenance:* A dead tree behind 1309 Santa Luisa needs to be removed that will likely require access coordination with the Executive Golf Course.
 - *Reclaimed Water:* Member Punch presented the information collected thus far on options for tapping into reclaimed water from the Santa Fe Irrigation District that could be billed to us through our supplier, the Olivenhain Municipal Water District. A sign-up sheet to form an ad hoc committee to pursue this will be available at the Annual Meeting in June along with a sign-up sheet for the slopes committee itself.

8. Membership Committee

- *New Members:* The committee has three new owners to visit in the near future. Director Costello will take the lead on initiating contact.
- *Annual Election:* The board appointed Member Andreason to serve temporarily as Inspector of Election. She received a key to the HOA's P.O. Box to collect ballots. She will be presenting about fire hazards at the Annual Meeting, so a replacement Inspector is needed to supervise the counting of ballots at the meeting. The board will identify and appoint a successor, at which time Member Andreason will hand over the collected ballots and the P.O. Box key.

9. Financial Report

- *Expenses versus Budget:* Expenses for the first ten months of the fiscal year were \$235k. This is 85% of the annual budget, which is consistent with expectation for this point in the year. The board voted 5-0 to allow the slopes committee to exceed this year's budget for slope maintenance by up to \$10k.
- *Reserve Account:* \$818 was transferred from the checking account to the reserve account, bringing the balance to \$40k. This is the target amount held in reserve for unforeseen major expenses that may be incurred. This repayment fully replenishes the \$30k expense that was incurred by the HOA in 2021 to settle a lawsuit that was filed by two neighbors in 2016.
- *Annual Budget:* The board reviewed the projected budget deficit for the fiscal year starting July 1st, and voted 5-0 to recommend a fee increase of 7% (the maximum allowed under PC&R Article 4.6.1), raising the fees to \$775 due in September 2024 and \$775 due in March 2025. In accordance with Bylaw 3.13, this budget will be presented at the Annual Meeting in June for discussion before being finalized by a vote of the board in July.

10. New Business: None

11. Adjournment: The meeting adjourned at 8:40 pm. The next HOA meeting is the Annual Meeting of the Members. It will be held June 12th at 6:00 pm in the multipurpose room at Solana Vista Elementary School.