

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

BOARD OF DIRECTORS' MEETING MINUTES

WEDNESDAY, JULY 10, 2024

Present: President Hellinger, Vice President Doran, Treasurer Sagar; Directors Beck, Vassar, Wittig; Member Levine

Absent: Secretary Basore

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. **Election of Officers:** The board voted 6-0 to retain the current set of officers for the coming year (President - Hellinger, Vice President - Doran, Secretary - Basore, Treasurer - Sagar).
4. **Meeting Minutes:** The May and June 2024 minutes were approved as distributed.
5. **Member Input:** Member Lavine deferred his comments until New Business (below).
6. **Old Business**
 - *Fire Hazard:* The board thanked member Andreason for the extensive research she conducted for her detailed report, which will be posted on the HOA website.
7. **Architectural Committee**
 - No report
8. **Slopes Committee**
 - *Plants:* Two large plantings on Santa Victoria and some minor fill-in in other areas such as North Santa Camelia and Santa Petra used pink rosea iceplant, ivy geraniums, and westringia shrubs. All are drought tolerant and have done well on our slopes. In anticipation of hot weather coming, other major planting will be delayed until the Fall.
 - *Trees:* Tree trimming funded last fiscal year is complete. Planning for this year's work will start with a walk-through inspection in August of the east side with the HOA's primary arborist and tree service provider. There are two eucalyptus trees that are dying or dead on the west side that will also be inspected. Martinez landscaping will trim a Melaleuca tree on Santa Petra.
 - *Weeds:* Weeding requests are at an all-time high, as often occurs after a wet winter and cool spring. These requests are being addressed as quickly as possible.
 - *Water:* Backflow testing is due August 1, 2024 and Director Wittig agreed to arrange it.
9. **Membership Committee**
 - *Annual Meeting:* The number of ballots returned (116) was excellent, but only about a dozen members attended the meeting in person. The board would like to see more participation in the future.
 - *Committee Chair:* The board appointed Director Vassar as the membership committee chair.

10. Financial Report

- *Annual Budget*: The board voted 6-0 to approve the budget presented at the annual meeting, which raises the fees to \$775 due in September 2024 and \$775 due in March 2025.
- *Expenses versus Budget*: We were over budget for the fiscal year ended June 30, 2024 by \$1k. The \$10k pre-approved overspend on slope maintenance budget was offset by under spending on other budgeted items such as legal expenses, water, etc.

11. New Business:

- *1544 Santa Elena*: Request to park a YMCA single-axle trailer in the driveway for 12 months. Member Lavine presented photos of where the trailer would be parked and signatures of support from neighbors in the cul-de-sac. The trailer is fully enclosed with the group name marked on the side. He stated that the only viable alternative is paid storage at significant cost. Although outdoor trailer parking is prohibited by PC&R Article 5.25.3, the board voted 5-1 to grant a variance due to the unique location and approval by adjacent neighbors, but limited the variance to one month in order to give time to get feedback from members. The board will consider an extension to 12 months at the August meeting.
- *666 San Mario*: Request for board members to view the hedge at 672 San Mario. Member Shriver was invited to bring the issue up at the board's next meeting.

12. Adjournment: The meeting adjourned at 8:16 pm. The next HOA meeting will be held August 14th at 6:30 pm in the upstairs boardroom at the Lomas Santa Fe Country Club.