

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

**BOARD OF DIRECTORS' MEETING MINUTES**

**WEDNESDAY, AUGUST 14, 2024**

**Present:** President Hellinger, Vice President Doran (phone, after Old Business), Secretary Basore, Treasurer Sagar; Directors Beck (phone), Vassar, Wittig (phone); Members Costello, Klein, 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 6 out of 7 directors was established.
- 3. Meeting Minutes:** The July 2024 minutes were approved as distributed.
- 4. Member Input**
  - Member Klein spoke in opposition to allowing trailers to park outside enclosed garages, as is required by PC&R Article 5.25.3. Member Punch concurred. Members Kearns and Willis submitted written statements expressing similar opposition to trailer parking.
  - Member Stoops submitted a written statement expressing discouragement over this year's fee increase, noting that most of it goes to maintaining the slopes on the property of others, for which he perceives no benefit. He would like those lots without maintained slopes to be protected against any HOA liability that could result from work done on those slopes.
  - Member Shriver submitted photographic evidence of a neighbor's vegetation exceeding 36 inches in height near her backyard. She noted that views on the east side of San Mario have a significant impact on property values and it is thus important for the HOA to enforce this vegetation restriction. Two board members will visit her property. If vegetation exceeding 36 inches tall is within 15 feet of the rear building pad boundary, this is not allowed under PC&R 8.3.3.
- 5. Old Business**
  - *1544 Santa Elena:* The board debated whether to extend the one-month variance it granted last month to allow parking of a YMCA trailer at this address. It was noted that the trailer is too tall to fit inside the garage. The board voted 6-0 to deny the owners' request to extend the variance. The trailer must be removed from the property by the end of August.
- 6. Architectural Committee:** No new requests were submitted since the last report. There are several previously approved projects still under construction throughout the neighborhood.
- 7. Slopes Committee**
  - *Plants:* A little planting will be done this month behind 1271 Santa Luisa, where much of the ground cover has died. Other slopes that get more sun will need to wait until Fall.
  - *Trees:* The annual inspection of eucalyptus trees will address the east half of the community this year. A tipuana tree will be planted at the corner of Santa Luisa and Santa Victoria. The HOA planted three podocarpus trees at the owner's expense on the slope behind 1265 Santa Luisa.

- *Weeds*: Weeding requests this year remain very high. Extra workers were hired, with an additional \$1k spent to help address the problem.
- *Water*: Annual backflow testing was conducted. One valve may need replacing next year, at a cost of a few thousand dollars. Director Wittig will report the testing completion to Olivenhain Municipal Water District.

## 8. Membership Committee

- *Wildfire Hazard Report*: The report, which also addresses home insurance issues, has been posted on the HOA's website home page.
- Member Costello, who is the HOA's volunteer webmaster, raised copyright issues if San Elijo Hills #2 HOA adopts our website's format, content, or code. An outcome of the discussion was recognition that since Member Costello created and maintains the website without compensation, she retains the copyright. The board thus made it her decision whether, and on what terms, to allow San Elijo Hills #2 to copy portions of our website's code and content. The board did express concern that the two websites look sufficiently different that users don't get confused about which HOA's website they are accessing.

## 9. Financial Report

- *Expenses versus Budget*: We spent \$23k in July, the first month of the fiscal year. That represents 8% of the annual budget, which is consistent with expectation.
- *Overdue Fees*: Five homeowners are more than 90 days overdue for the March assessment. The HOA will start adding a 10% late fee for assessments more than 90 days past due. The HOA is also entitled by PC&R 4.10 to assess interest at the rate of 10% per year on top of the late fee. Chronically unpaid assessments are enforced by recording a lien on the property.

10. **New Business**: Secretary Basore agreed to modify settings for the HOA's email and cloud storage to limit access to current board members. Emails sent to [info@SanElijoHills1.org](mailto:info@SanElijoHills1.org) will now be forwarded to the President, Secretary, and Treasurer.

11. **Adjournment**: The meeting adjourned at 8:20 pm. The next HOA meeting will be held September 11<sup>th</sup> at 6:30 pm in the upstairs boardroom at the Lomas Santa Fe Country Club.