

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

**BOARD OF DIRECTORS' MEETING MINUTES**

**WEDNESDAY, SEPTEMBER 11, 2024**

**Present:** President Hellinger, Secretary Basore, Treasurer Sagar; Directors Beck, Wittig (phone); Members Punch, Shriver, Ziaei.

**Absent:** Vice President Doran, Director Vassar

- 1. Call to Order:** The meeting was called to order by President Hellinger at 6:31 pm.
- 2. Establish Quorum:** A quorum of 5 out of 7 directors was established.
- 3. Meeting Minutes:** The August 2024 minutes were approved as distributed.
- 4. Member Input**
  - Member Ziaei expressed concern about potential development of the executive golf course and widening of the Lomas Santa Fe corridor. The board agreed to ask the city to attend and discuss these issues at the HOA's next annual meeting.
  - Member Shriver expressed dismay over the loss of view protection for her lot when the PC&Rs were updated in 2021 to quantify height restrictions. Secretary Basore agreed to research the HOA's archives and summarize the history that led to that decision.
  - Member Stoops submitted a written statement warning neighbors about a crew of organized thieves roaming the streets of our neighborhood looking for unlocked cars.
  - Member Gregory submitted a written statement complaining about the visibility of trash cans and associated trash at a neighbor's house on Santa Luisa that is rented. President Hellinger periodically encounters the renters when walking and agreed to mention the issue to them. Ultimately, it is the owners' responsibility to ensure that renters comply with the PC&Rs.
- 5. Old Business**
  - *666 San Mario:* The board's planned visit to this address to view the neighbor's vegetation was delayed by an illness, but the board agreed to make the visit within the next week.
  - The HOA's email and cloud storage accounts were successfully updated to ensure that only current members of the board have access, and the passwords were changed accordingly.
- 6. Architectural Committee:** No new requests were submitted since the last report.
- 7. Slopes Committee**
  - *Plants:* Planting this month was conducted at various locations where the groundcover has died off. We are still planning on planting a Tipuana Tree at the corner of Santa Luisa and Santa Victoria in September.
  - *Trees:* The annual inspection of eucalyptus trees was completed, this year covering the east half of the development plus 4 trees identified as suspicious on the west side. 20 trees will be trimmed and 2 will be removed. The arborist's report will be posted on the HOA's website. A copy has been forwarded to Cielo Tree Care Service to get an estimate of costs for the work.

## **8. Membership Committee**

- Member Costello, the HOA's volunteer webmaster, has negotiated terms to create a website similar to ours for San Elijo Hills #2. A different banner and color scheme will be used to ensure that homeowners do not confuse the two sites.

## **9. Financial Report**

- *Expenses versus Budget:* We spent \$43k in the first two months of the fiscal year, which is 15% of the annual budget, consistent with expectation.
- *Overdue Fees:* The HOA has started charging late fees and interest for accounts more than 90 days overdue, as authorized by the PC&Rs. This successfully elicited payments from most of the accounts that were overdue.

10. **New Business:** Secretary Basore noted the need to secure a venue for board meetings in 2025. The board approved keeping the second Wednesday of each month at the Lomas Santa Fe Country Club, but will consider whether the start time should be moved from 6:30 pm to 6:00 pm to better accommodate families with young children. Secretary Basore agreed to contact the club to secure those dates for 2025.

11. **Adjournment:** The meeting adjourned at 7:58 pm. The next HOA meeting will be held October 9 at 6:30 pm in the upstairs boardroom at the Lomas Santa Fe Country Club.