

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

**BOARD OF DIRECTORS' MEETING MINUTES**

**WEDNESDAY, DECEMBER 10, 2025**

**Present:** President Hellinger, Secretary Basore, Treasurer Sagar; Directors Beck, Melese, Wittig; Members Bettencourt, Nelson, Punch

**Absent:** Director Vassar

1. **Call to Order:** The meeting was called to order by President Hellinger at 6:00 pm.
2. **Establish Quorum:** A quorum of 6 out of 7 directors was established.
3. **Meeting Minutes:** The November 2025 minutes were approved as previously distributed.
4. **Member Input:** Member Punch noted that a petition is circulating in the neighborhood to get the City to remove the road striping that was painted onto San Mario several months ago without residents' input. Member Stoops submitted written comments objecting to the obstacles members face when their HOA billing information requires correction.
5. **Old Business:**
  - *537 Santa Victoria:* The board discussed long-term construction debris in the front yard at this address. There has been no response to email notice of non-compliance. President Hellinger will approach the homeowner in person before the board takes any other action.
  - *Street sign:* The street sign at San Mario and Highland Avenue went missing on Halloween and subsequent temporary signs have also been removed. The City has ordered a permanent replacement and it should be installed next month.
6. **Architectural Committee**
  - A request for landscaping at 1472 Santa Marta was approved after the homeowner removed a trash bin enclosure near the front corner of the lot. A request for a swimming pool and landscaping at 1471 Santa Marta was received and is waiting for clarification before being reviewed by the committee.
7. **Slopes Committee**
  - *Tree maintenance:* The tall-tree work for this year by Cielo Tree Care was completed early. Fall tree planting is expected later this month using tipuana and strawberry trees. The homeowner at 1472 Santa Marta paid the HOA to plant three toyan trees on the slope adjacent to their recently completed ADU.
  - *Recycled water:* A meeting of our HOA, San Elijo Hills II, and the Solana Beach public works director has been set for December 18 to discuss opportunities for extending recycled water to both HOAs.

## **8. Membership Committee**

- *Annual Meeting:* The board decided by unanimous consent to schedule the 2026 Annual Meeting of the Members for June 10 at the Solana Vista elementary school. Secretary Basore and Director Vassar will make the arrangements, similar to the 2025 meeting.

## **9. Financial Report**

- *HOA Start:* Treasurer Sagar reported on his deep dive into the financial services offered by HOA Start relative to our current agreement with Mother Lode Bookkeeping. With HOA Start, the HOA would have to subscribe to QuickBooks and someone would have to volunteer about 8 hours per month to assist the Treasurer in executing various tasks, mostly related to QuickBooks and preparing checks for payments. Much of this additional HOA work would be offset by eliminating current HOA tasks associated with reconciling HOA versus Mother Lode records. The board decided this is sufficiently promising to investigate further.
- We spent \$147k in the first five months of the fiscal year, which is 47% of the annual budget. This is consistent with expectation because several major expenses, notably water, are higher in the first half of the fiscal year.
- An unusually large number of fees from the September invoice cycle have still not been paid. This appears to be due to some emailed invoices being delivered late to homeowners or not at all. Treasurer Sagar will individually contact any who don't respond to a follow-up from our bookkeeper.

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

- 11. Adjournment:** The meeting adjourned at 7:08 pm. No executive session was held. The next board meeting will be Wednesday, January 14, 2026 at 6:00 pm in the upstairs boardroom at the Lomas Santa Fe Country Club.