

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

BOARD OF DIRECTORS' MEETING MINUTES

WEDNESDAY, NOVEMBER 12, 2025

Present: President Hellinger, Secretary Basore, Treasurer Sagar; Directors Beck, Melese, Vassar; Member Andreason, Bettencourt, Churanakoses, Punch

Absent: Director Wittig

- 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 October 2025 minutes were approved as previously distributed.
- 4. Member Input:** Member Churanakoses expressed concern about coyotes in the neighborhood and asked the HOA to be proactive in discouraging neighbors from feeding them. The board agreed that, with sufficient evidence, the HOA would pursue levying a fine on the grounds that feeding wildlife is illegal in California (Code of Regulations Title 14, Section 251.1) and PC&R 5.14 prohibits illegal activity that threatens the welfare of the community.
- 5. Old Business:** The board elected Bill Beck to serve as Vice President by a vote of 5-0-1.
- 6. Architectural Committee**
 - No requests were received or approved in the past month.
- 7. Slopes Committee**
 - *Irrigation:* Work at owner's expense has been completed behind 1152 Santa Luisa. Watering of the slopes has been discontinued in anticipation of the rain that is predicted.
 - *Recycled water:* The San Elijo Joint Powers Authority (managed by Solana Beach, Del Mar, and Encinitas) is considering our proposal to use recycled water for slope irrigation. An advantage of recycled water sometimes overlooked is that it would not be curtailed in periods of drought.
 - *Tree maintenance:* Work for this year should be completed by the end of this month.
 - Four dead trees immediately east of our development along Highland Drive were removed by the landowner, thanks to facilitation by the Rancho Santa Fe Fire Department.
 - Alexis Nelson (1511 Santa Elena) has agreed to join the Slopes Committee.
 - The board voted 6-0 to award an annual bonus of \$500 to Mario Martinez Landscaping.
- 8. Membership Committee**
 - *Collection of email addresses:* Only a few emails remain uncollected.
 - *HOA Start:* It appears that this web platform would offer most, but not all, of the financial services we currently obtain from Mother Lode Bookkeeping. Treasurer Sagar indicated that Mother Lode is improving and we should give them a chance to keep our business.

9. Financial Report

- We spent \$116k in the first four months of the fiscal year, including \$2.5k transferred to the savings account. This is 37% of the annual budget, slightly more than the 33% expected, mostly due to the unanticipated need to replace two of the eight irrigation backflow valves.
- An unusually large number of fees from the September invoice cycle have not yet been paid. This appears to be due to some invoices being delivered to homeowners up to two months late. Treasurer Sagar will investigate and attempt to resolve this matter.

10. New Business:

- *Corporate filing:* Secretary Basore was asked by the board to file the biennial Statement of Information with the Secretary of State and to ensure that our HOA is not mistakenly registered as a Common Interest Development.
- *537 Santa Victoria:* The board noted long-term construction debris in the front yard at this address. President Hellinger agreed to contact the owner to have it removed.
- *Street sign:* The street sign at San Mario and Highland Avenue went missing on Halloween. It's theft has been reported to the city.

11. Adjournment: The meeting adjourned at 7:31 pm. No executive session was held. The next board meeting will be Wednesday, December 10, at 6:00 pm in the upstairs boardroom at the Lomas Santa Fe Country Club.