

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

BOARD OF DIRECTORS' MEETING MINUTES

WEDNESDAY, JANUARY 8, 2025

Present: President Hellinger, Vice President Doran, Secretary Basore; Directors Beck, Vasar, Wittig; Member Punch.

Absent: Treasurer Sagar

1. **Call to Order:** The meeting was called to order by President Hellinger at 6:03 pm.
2. **Establish Quorum:** A quorum of 4 out of 7 directors was established. Directors Vasar and Wittig arrived during Old Business to make it 6 out of 7.
3. **Meeting Minutes:** The December 2024 minutes were approved as distributed.
4. **Member Input:** None
5. **Old Business**
 - *647 Santa Camelia:* The owner of a lot adjacent to this address expressed concern about the safety of trees on the HOA-maintained slope. At the December meeting, the board reviewed the arborist records and concluded that the trees in question are healthy and have been appropriately maintained. President Hellinger notified both owners.
6. **Architectural Committee**
 - No requests were submitted or approved in the past month.
7. **Slopes Committee**
 - *Tree Maintenance:* The dead tree at Santa Petra and Santa Camelia has been removed.
 - *Slope Planting:* Rosea iceplant and gazanias were planted in a variety of fill -in areas.
 - *Committee Members:* Members Punch and Parr met for a walk around the slopes. The board discussed a future scenario in which slope responsibilities are partitioned into irrigation, plantings (Parr), and annual tree inspection (Wittig).
8. **Membership Committee**
 - *Electronic Voting:* Director Vassar reported that numerous companies provide this service, often in conjunction with other HOA services. Four were selected for discussion. The board was particularly interested in Election Buddy, which offers hybrid electronic/paper voting. The board also expressed interest in expanding the service to include on-line invoicing with Quickbooks integration as an alternative to our current bookkeeping service.
9. **Financial Report**
 - *Expenses versus Budget:* We spent \$132k in the first six months of the fiscal year, which is 45% of the annual budget, consistent with expectation. Watering costs are \$5k higher than expected due to the lack of rain this season.

- *Overdue Fees:* Treasurer Sagar is pursuing collection from the three accounts that are overdue by more than \$1000, all three of which are non-resident homeowners.
- *Backup Signatory:* President Hellinger is now the backup signatory.

10. **New Business:** None.

11. **Adjournment:** The meeting adjourned at 7:01 pm. The next meeting will be held Wednesday, February 12 at **6:00 pm** in the upstairs boardroom at the Lomas Santa Fe Country Club.