

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

BOARD OF DIRECTORS' MEETING MINUTES

WEDNESDAY, FEBRUARY 12, 2025

Present: President Hellinger, Vice President Doran (phone), Secretary Basore; Director Beck; Members Andreason, Cain, Parr, Punch.

Absent: Treasurer Sagar, Directors Vassar, Wittig.

1. **Call to Order:** The meeting was called to order by President Hellinger at 6:07 pm.
2. **Establish Quorum:** A quorum of 4 out of 7 directors was established.
3. **Meeting Minutes:** The January 2025 minutes were approved after being amended to reflect that the slopes committee does not yet have someone identified to monitor the irrigation system.
4. **Member Input:** Member Cain expressed support for email voting and offered to assist the board with outreach and other matters, as his time permits.
5. **Old Business:** None
6. **Architectural Committee**
 - A landscape request for 1265 Santa Luisa was submitted and approved by the committee.
7. **Slopes Committee**
 - *Tree Maintenance:* The annual tree maintenance for this fiscal year is complete, slightly under budget, despite steep increases in disposal costs for trimmings.
 - *Slope Planting:* Work has begun at the north end of Santa Camelia to prepare for planting.
 - *Fire Safety:* Members Punch, Andreason, and President Hellinger met with the Solana Beach Fire Department and San Elijo Lagoon county representatives. They were joined by association members from San Elijo Hills II and Santa Fe Hills. The focus was on fire breaks (buffer zones) and preparedness. An inspection of our HOA-maintained slopes last year by the Fire Department indicated they provide good defense due to the type of plants and watering schedule.
8. **Membership Committee**
 - *Electronic Voting:* Director Vassar will provide an update next month.
 - *Annual Meeting:* Secretary Basore will provide the contact information so Director Vassar can set up the annual meeting for June 11 at the Solana Vista Elementary School.
 - *Spring Newsletter:* Secretary Basore agreed to compile the newsletter using content provided by the officers and committee chairs. Input is due February 22.
9. **Financial Report**
 - *Expenses versus Budget:* We spent \$170k in the first seven months of the fiscal year, which is 58% of the annual budget, consistent with expectation.

- *Insurance*: President Hellinger agreed to organize the annual insurance renewal by March 1. She confirmed that she is checking the HOA's post office box periodically in this regard.

10. New Business:

- *417 Santa Victoria*: This lot recently sold to an LLC for which the HOA lacks contact information. President Hellinger agreed to pursue this, and will establish whether the work now being done at this address requires HOA approval.
- *San Mario*: The board has heard some members argue that the recent striping of San Mario by the City reduces their property value, while other members applaud the narrow lanes for calming traffic less obtrusively than speed bumps.

11. Adjournment: The meeting adjourned at 7:08 pm. The next meeting will be held Wednesday, March 12 at 6:00 pm in the upstairs boardroom at the Lomas Santa Fe Country Club.