

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

BOARD OF DIRECTORS' MEETING MINUTES

WEDNESDAY, MARCH 12, 2025

Present: President Hellinger, Vice President Doran, Secretary Basore, Treasurer Sagar; Directors Beck (phone), Vassar; Members Punch, White (2x)

Absent: Director Wittig

- 1. Call to Order:** The meeting was called to order by President Hellinger at 6:01 pm.
- 2. Establish Quorum:** A quorum of 6 out of 7 directors was established.
- 3. Meeting Minutes:** The February 2025 minutes were approved as previously distributed.
- 4. Member Input**
 - Member Punch reported that a homeowner in San Elijo Hills II is constructing a large ADU encroaching onto their slope. She reported that their board is unable to prevent it due in part to deficiencies in their PC&Rs that (unlike ours) have never been updated. Secretary Basore noted that our PC&Rs clearly define the slopes and does not allow them to be violated regardless of any prior history of violations.
 - Member Rood submitted a written complaint about the city's recent striping on San Mario and expressed a preference for speed bumps to slow traffic.
 - Members Rivera and Mooney submitted a written complaint about the negative impacts of the construction at their neighbor's house at 1265 Santa Luisa.
- 5. Old Business:** None
- 6. Architectural Committee**
 - *765 Santa Camelia:* This single-story home expansion incorporating an attached ADU was modified to stay clear of the rear building pad boundary and mitigate view impact on neighbors, satisfying the committee. Member Beck asked the board to monitor construction to ensure that it does not exceed the outer dimensions in the plans submitted to the HOA. There were no adverse comments voiced about the project, so the committee will approve it.
 - *417 Santa Victoria:* A proposal for landscaping at this address was rejected because the proposed hog-wire rear fence was equivalent to chain link (the installation of which is no longer allowed) and the site plan was illegible. The committee will remind the owner that it stands ready to approve this project if these deficiencies are addressed.
- 7. Slopes Committee**
 - *Spring Planting:* The next focus area is the north end of Santa Camelia. To minimize damage from workers parked along the east side, two feet from the curb will be filled with Arizona river rock. The rest of the slope will be native and drought tolerant plants, although the scarcity of plants available for purchase continues to be a challenge.

- *Committee Members:* The slopes committee still needs to find someone to be responsible for the irrigation system. Member Punch will prepare a position description for this role.

8. Membership Committee

- *Electronic Voting:* The board voted 5-0-1 to plan on using electronic voting for this year's board election in May, using the primary email address the HOA has on file for each lot.
- *Annual Meeting:* Director Vassar is setting up the annual meeting for June 11 at the Solana Vista Elementary School from 6 pm to 8:30 pm. He needs confirmation that the HOA's insurance policy has been renewed to secure the reservation.
- *Identifying Candidates:* The three board positions currently held by President Hellinger, Vice President Doran, and Director Beck are up for election this year. All three of these board members indicated their willingness to run for re-election. The board will canvass neighbors in hopes of finding additional candidates to appear on the ballot. Secretary Basore will collect one-paragraph statements from each candidate and forward them to Director Vassar to use in conjunction with the electronic voting process.
- *Signposting:* Posting the agenda near the two neighborhood entrances prior to each board meeting is not required under our current Bylaws. The board voted 5-1 to discontinue this practice. The agenda will still be distributed to members by email prior to each meeting.

9. Financial Report

- *Expenses versus Budget:* We spent \$190k in the first eight months of the fiscal year, which is 65% of the annual budget, consistent with expectation.
- *Insurance:* President Hellinger obtained a proposal for renewal of the HOA's annual insurance package at \$8.5k, which is 5% more than last year for the same coverage. The board voted 6-0 to authorize her to accept this quote.

10. New Business:

- *San Mario:* The board discussed the city's double-yellow striping of San Mario and there was consensus that while some striping may be beneficial, the double yellow is excessive and gives a false impression of traffic conditions. Director Vassar will approach the city with this concern. Secretary Basore suggested that simply painting black over the yellow stripes while retaining the reflectors and white striping would be a way for the city to undo most of the damage at minimal cost.

11. Adjournment: The meeting adjourned at 7:37 pm. No executive session was held. The next meeting will be held Wednesday, April 9 at 6:00 pm in the upstairs boardroom at the Lomas Santa Fe Country Club.