

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

BOARD OF DIRECTORS' MEETING MINUTES

WEDNESDAY, APRIL 9, 2025

Present: President Hellinger, Vice President Doran, Secretary Basore, Directors Beck, Wittig; Members Punch, Stafford, Bettencourt

Absent: Treasurer Sagar, Director Vassar

- 1. Call to Order:** The meeting was called to order by President Hellinger at 6:04 pm.
- 2. Establish Quorum:** A quorum of 5 out of 7 directors was established. Director Wittig was present by phone before arriving for agenda item 6.
- 3. Meeting Minutes:** The March 2025 minutes were approved as previously distributed.
- 4. Member Input**
 - Member Stafford provided comments related to his ADU request for 1472 Santa Marta. He described the city and coastal restrictions that protect bluffs and lagoons from development impacts, none of which apply at his address. He noted the high cost to reduce the size of his in-ground swimming pool as the reason for locating the ADU close to his rear fence.
- 5. Old Business:** None
- 6. Architectural Committee**
 - 1472 Santa Marta: This is a single-story detached ADU. Our PC&R 8.3.2 prohibits ADUs, but California Civil Code 714.3 overrules that for ADUs that meet the state's requirements. The committee determined that this ADU does meet those requirements. PC&R 8.3.4 prohibits structures over 36 inches tall within 15 feet of the rear building pad boundary. This ADU violates that rule, but after lengthy discussion, the board voted 4-0-1 to approve a variance from PC&R 8.3.4 for this particular project in this particular location, considering the ADU's 7-foot distance from the gentle and shallow slope, minimal impact on neighbors, and that the ~\$150k cost of pool modification to shift the ADU south could be considered an unreasonable cost impediment under 714.3. The homeowner assured the board that the adjacent slopes would not be disturbed without first consulting the HOA.
 - 527 San Mario: A request for a single-story detached ADU is currently being evaluated.
 - The board asked the architectural committee to distribute copies of plans in advance of the meeting for projects requiring a PC&R variance. Secretary Basore, as committee chair, agreed to add this to the committee's guidance document posted on the HOA website.
- 7. Slopes Committee**
 - *Spring planting:* Work continues on the north end of Santa Camelia. Irrigation lines have been relocated and mulch removed to prepare for planting. A two-foot-wide band of river rock was installed along the heavily trafficked edge by the curb.

- *Committee members:* Member Alan Bettencourt expressed interest in getting involved in HOA committee work and he was encouraged to join the next slope walk-around to assess his interest in being responsible for the irrigation system. Member Punch will prepare a written position description for this role.

8. Membership Committee

- *Electronic voting:* Director Vassar and Secretary Basore participated in an on-line demonstration by HOA Start. This company provides a full-service website that includes invoicing and voting capabilities for a cost of \$2640 per year for an HOA of our size. While the potential of this approach seems attractive, it would not be possible to get the new website up and running in time for this year's election. Instead, Director Vassar will confirm that a simple election can be conducted this year at low cost using Election Buddy.
- *Annual meeting:* Solana Vista Elementary School has been confirmed for the annual meeting on June 11 from 6 pm to 8:30 pm. Secretary Basore showed the text that will be sent to members via email to inform them about the election. Possible agenda items were discussed, including recycled water for the slopes, home insurance, and a presentation by Mayor Heebner.

9. Financial Report

- *Expenses versus budget:* We are within budget and cash on hand is above projection. March billings went out and many invoices have been paid.
- *Budget:* The board requested that the Treasurer prepare a budget for approval at the next board meeting that maintains the current level of services. They also asked the Treasurer to recommend whether the HOA should increase the savings balance held in reserve.

10. New Business: None

11. Adjournment: The meeting adjourned at 8:03 pm. No executive session was held. The next board meeting will be Wednesday, May 14 at 6:00 pm in the upstairs boardroom at the Lomas Santa Fe Country Club.