

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

BOARD OF DIRECTORS' MEETING MINUTES

WEDNESDAY, MAY 14, 2025

Present: Vice President Doran, Treasurer Sagar (phone), Directors Vassar, Wittig; Members Ayers, Bettencourt, Punch, Ziaei.

Absent: President Hellinger, Secretary Basore, Director Beck

- 1. Call to Order:** The meeting was called to order by Vice President Doran at 6:02 pm.
- 2. Establish Quorum:** A quorum of 4 out of 7 directors was established.
- 3. Meeting Minutes:** The April 2025 minutes were approved as corrected with member notification.
- 4. Member Input:** None
- 5. Old Business:** None
- 6. Architectural Committee**
 - 527 San Mario: A request for a single-story detached ADU was discussed. Presentations were made by Member Ziaei, the homeowner, and by Member Ayers, who represented the architectural committee. The proposed backyard location lies within the 15-foot setback required by PC&R 8.3.4. The homeowner believes that this setback restriction is voided by state laws that promote ADUs. The committee disagrees, and asked the board to grant a variance before they will approve the request. The homeowner noted that the adjacent neighbor verbally indicated to him that they are ok with the proposed location. The board noted that written approval would be beneficial before granting a variance. Member Punch expressed concerns with neighborhood impacts created by the proliferation of ADUs. No decision regarding a variance was made, pending further consideration of the issues raised.
- 7. Slopes Committee**
 - *Spring planting:* Work is continuing on the north end of Santa Camelia to prepare for new planting. Irrigation problems from the property above have been resolved, so final planting should take place this month. Irrigation lines have been moved, the mulch has been removed, and rock border is in place. Additional spring planting will continue as time and funds allow. The committee's annual walk-around to evaluate the HOA-maintained slope areas is scheduled for May 28. Possible alternatives to herbicides for weed control were discussed.
 - *Committee members:* Member Bettencourt accepted the volunteer role of supervising the HOA's slope irrigation system. Member Punch presented the job description for that role. The board requested that maintenance of the piping maps be added to the description.

8. Membership Committee

- *Electronic voting*: The test run using Election Buddy was successful so it will be used for this year's election of directors. Members will receive an email notification in advance of the annual meeting, and votes will be collected until shortly after the start of the meeting.
- *Annual meeting*: The meeting, which is open to all homeowners in our HOA, will be held at Solana Vista Elementary School on June 11 starting at 6:00 pm. No new requests for agenda items were raised.
- *New Homeowners*: The need to improve the process of obtaining contact information for new homeowners was discussed.

9. Financial Report

- *Expenses versus budget*: We have spent \$232k in the first 10 months of this fiscal year. This is 79% of the annual budget, consistent with expectation.
- *Budget*: The board expressed its acceptance of an increase in fees to meet expected expenses for the fiscal year starting July 1 based on the Treasurer's guidance, though one director was uncomfortable with the manner in which this decision was reached.

10. New Business: None

11. Adjournment: The meeting adjourned at 7:29 pm. **The Annual Meeting of the Members will be Wednesday, June 11 at 6:00 pm in the Multi-Purpose Room at Solana Vista Elementary School.**

EXECUTIVE SESSION

A closed executive session was held from 7:20 pm until 7:54 pm to discuss potential legal risks associated with applying the 15-foot setback restriction to the ADU request at 527 San Mario.