

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

**ANNUAL MEETING MINUTES  
Solana Vista Elementary School**

**WEDNESDAY, JUNE 11, 2025**

- 1. Establish Quorum:** 74 of 192 ballots were submitted, exceeding the  $\frac{1}{3}$  needed for a quorum. Seventeen HOA members attended the meeting in person.
- 2. Welcome:** President Simona Hellinger called the meeting to order at 6:02 pm. She thanked the board for their excellent service and for the talent they bring. She gave a special thanks to Director Todd Vassar for researching online voting and implementing it for this year's vote.
- 3. Slope Report**

Member Sandy Punch summarized the committee's efforts. Irrigation replacement will restart this year after replanting took precedence last year. The cost of labor and supplies continues to increase. She announced the addition of two new additions to the slopes committee: Members Sharilyn Parr and Alan Bettencourt. Member Grai Andreason will be helping to investigate the use of recycled water for the slopes.
- 4. Architectural Report**

President Hellinger reported on behalf of the architectural committee. Since last year's annual meeting, 14 Request for Architectural Improvement forms were received, compared to an average of 37 per year for the previous five years. One request is still pending a decision. Of the 13 that were decided, all but 5 were approved by the architectural committee in less than a week with little or no modification. A more complete report is available on the HOA website.
- 5. Financial Report**

Director Bill Beck reported the HOA's financial status on behalf of the Treasurer. Cash balance is healthy and in keeping with plans and budget. A proposed budget for next fiscal year was presented, which includes a 6% increase in fees. The new budget must be approved by the board at their July meeting before it is adopted.
- 6. Member Input**
  - Member Chris Costello asked about the new road stripes on San Mario. Director Vassar shared that there was no community or HOA input into the decision to add them, as is the city's normal protocol, and there are a few homeowners currently seeking to get them removed.
  - A question arose about plants encroaching on sidewalks. The sidewalks are not under the jurisdiction of the HOA, but are owned by the city and there might be recourse there.
  - Member Punch noted the increased presence of coyotes this year. An article previously shared with the board by Member Parr will be linked on the HOA's website. It was also emphasized that residents should not feed coyotes!

**7. Election of Directors**

Director Vassar, serving as Inspector of Election, reported the following vote totals: **Sara Doran** (72), **Simona Hellinger** (70), **Bill Beck** (69), and Alan Bettencourt (1 write-in). Another write-in vote for Todd Vassar was disallowed because he was the Inspector of Election. The top three vote-getters (**bold**) were elected to the Board of Directors. All three are already on the board, so this extends their terms two years to June 2027.

- 8. Adjournment:** The meeting adjourned at 6:39 pm. The next HOA board meeting, at which officers for the next year will be elected, will be held July 9 at 6:00 pm in the upstairs boardroom of the Lomas Santa Fe Country Club.