

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

**BOARD OF DIRECTORS' MEETING MINUTES**

**WEDNESDAY, JULY 9, 2025**

**Present:** President Hellinger, Vice President Doran, Secretary Basore, Director Witting; Members Bettencourt, Punch; Gabby Porkolab representing Member Ferrara.

**Absent:** Treasurer Sagar; Directors Beck, Vassar.

1. **Call to Order:** The meeting was called to order by President Hellinger at 6:00 pm.
2. **Establish Quorum:** A quorum of 4 out of 7 directors was established.
3. **Meeting Minutes:** The May and June 2025 minutes were approved as previously distributed.
4. **Member Input:** Vice President Doran reported a slope sprinkler in need of repair.
5. **Old Business:** Election of Officers. The previous officers were re-elected for this year. President: Simona Hellinger, Vice President: Sara Doran, Secretary: Paul Basore, Treasurer: Paul Sagar.
6. **Architectural Committee**
  - 1559 Santa Elena: A renovation including new side yard windows and a rear balcony deck was presented on behalf of the owner by her daughter. There is no change in the outer building envelope. A decorative screen will be installed on the side of the balcony closest to the neighboring lot. No objections were raised.
  - 527 San Mario: A request for a 990 square ft single-story detached ADU located within the required 15-foot rear setback. Director Beck submitted written comments opposing approval because there are compliant alternatives that would not impose a significant cost increase (which he proposed should mean 25% not including pre-decisional sunk costs). Further discussion led to the following motion, which passed by a vote of 3-1: *Whereas the proposed location of an ADU at 527 San Mario is about 5 feet closer to the rear building pad boundary than is allowed by PC&R 8.3.4, it is about 5 feet farther from the side lot boundary than is required. The board accepts the proposed location because it reduces the impact on the only adjacent lot compared to a compliant location closer to the side lot boundary that the HOA could be compelled by state law to approve.* The board then discussed the benefit of a privacy fence along the side lot boundary, given that the side yard is the primary access to the ADU and the front entry of the ADU faces directly into the neighbor's backyard. The board left the fencing details with the committee. The board noted that the lengthy delay in reaching this decision could have been avoided if there had been a PC&R compliance check prior to plans being submitted to the city. The committee chair agreed and will encourage future requesters to do so. An article about this will be included in the next HOA newsletter.
  - *Other requests:* An attached sauna matching the home's exterior was approved for installation on the north side of 677 San Mario.

## **7. Slopes Committee**

- *Irrigation*: A buried pipe leak was repaired behind 642 Santa Camelia.
- *Planting*: Spring planting was completed on north Santa Camelia. The next project is planting and weeding near the corner of San Mario and Santa Elena.
- *Slope Damage*: Construction equipment driving onto the slopes at 1503 Santa Elena and 1472 Santa Marta caused damage to plants, but fortunately not to the irrigation piping. Members are reminded that they must keep their contractors from driving equipment on HOA-maintained slopes!

## **8. Membership Committee**

- *Electronic voting*: The election this year using Election Buddy was appreciated by many with no negative comments received. However, there are 14 (out of 192) members for whom the HOA does not have an email address and an attempt should be made to collect them.

## **9. Financial Report**

- *Expenses versus budget*: We spent \$271k last fiscal year compared to a budget of \$294k, with slope maintenance and water being less than expected. Additional information is needed to understand if this was an invoice or payment timing issue.
- *Budget*: The board reviewed the proposed budget for the fiscal year that started July 1. Because of the inconsistencies in spending versus budget last fiscal year, the board decided to delay approval of the new budget until next month when the Treasurer can be present.

## **10. New Business**

- San Elijo Hills #2 sent us a letter notifying that they are approaching the city for assistance in getting brush cleared from the San Elijo lagoon to reduce wildfire risk.
- Vice President Sara Doran announced that she will be moving out of the neighborhood next month, which will require her to resign from the board. The board agreed to investigate candidates who could be appointed to fill her position.

## **11. Adjournment:** The meeting adjourned at 7:24 pm. No executive session was held. The next board meeting will be Wednesday, August 13 at 6:00 pm in the upstairs boardroom at the Lomas Santa Fe Country Club.