

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

BOARD OF DIRECTORS' MEETING MINUTES

WEDNESDAY, AUGUST 13, 2025

Present: President Hellinger, Secretary Basore, Treasurer Sagar, Directors Beck, Vassar; Members Andreason, Klein, Punch.

Absent: Director Wittig.

1. **Call to Order:** The meeting was called to order by President Hellinger at 6:00 pm.
2. **Establish Quorum:** A quorum of 5 out of 6 directors was established.
3. **Meeting Minutes:** The July 2025 minutes were approved after correcting the address of the approved sauna to be 677 San Mario.
4. **Member Input:** Member Klein asked the board to emphasize PC&R 5.26 in the next newsletter. This rule prohibits disposal of unwanted items by placing them to be taken by the general public without a scheduled pick-up. There is an exception that allows recently harvested fruit and vegetables, and books. He also asked that instructions be provided for contacting the City of Solana Beach, which will collect hazardous household waste from homes for a small (or no) fee.
5. **Old Business:** Director Doran vacated her board position, the term of which ends in June 2027. The board reviewed possible homeowners to fill this position. The board voted 5-0 to select Phil Melese, 742 San Mario, who received 35 votes when he was a candidate for the board in 2020.
6. **Architectural Committee**
 - *Requests received and/or approved:* Solar panels were approved for 660 Santa Camelia. Removal of the front doorsteps was approved for 1508 Santa Sabina. A request to approve an awning in the front of 575 San Mario was withdrawn shortly after it was submitted.
7. **Slopes Committee**
 - *Recycled water:* Member Andreason has submitted an application to Olivenhain Municipal Water District to obtain recycled water for use on the slopes, which requires coordination with the Santa Fe Irrigation District. A cost estimate is not possible until the application has been reviewed to establish what work will be required.
 - *Irrigation:* An additional irrigation line is being added near 1234 Santa Luisa. Backflow preventer work is scheduled for late August.
 - *Planting:* Weeding and planting is currently focused at the corner of Santa Elena and San Mario. A foot of topsoil had to be removed to extract the invasive grasses. The annual tree inspection will occur on August 26.
 - *Slope Damage:* A manual water valve was turned on without authorization, allowing a large flow of water down the slope towards Santa Victoria. Quick action by the slopes committee

got it shut off before a mudslide could cause major structural damage to homes at the top and bottom of the slope. Steps will be taken to physically secure the valve and neighbors were notified by flyer to intervene if they see anyone tampering with it.

8. Membership Committee

- *Member emails:* Fourteen members (out of 192) have not reported their email address to the HOA as required by ByLaw 2.5.1. Director Vassar, the committee chair, will send letters by postal mail explaining the importance of providing an email address. Secretary Basore will provide him with the list of members to be contacted.
- *Newsletter:* Director Vassar will collect content from board and committee members. Secretary Basore will format the newsletter for inclusion with the monthly email to members that will be sent on September 4.

9. Financial Report

- *Expenses versus budget:* We spent \$23k in July, the same as July last year.
- *Budget:* The board reviewed the proposed budget for the fiscal year that started July 1. What were thought last month to be discrepancies turned out to be normal cash-flow variations. The fee increase was discussed at length. In order to balance the annual budget, a fee increase of \$50 per payment (\$100 per year) is required despite efforts to minimize expenses. The board voted 5-0 to adopt the budget as previously proposed, but with a biannual payment of \$825. The board further instructed the Treasurer to gradually shift cash held in the checking account to the savings account, with the aim of increasing the savings account balance from \$40k to \$100k over the next two years. The savings account is treated as a reserve fund for exceptional expenses and it has not kept up with inflation.

10. New Business

- *556 San Mario:* The board reviewed the lien on this lot, the HOA fees for which are now paid-up. The board asked Treasurer Sagar to notify the homeowner of the cost to release the lien and to proceed with release upon collection of that amount from the homeowner.
- *Arts Commission:* The Solana Beach Public Arts Commission asked the HOA to designate a liaison. The board selected Jane Beck to fill this role.
- *1333 Santa Luisa:* A porta-potty (aka Auxiliary Toilet Unit, ATU) has been visible on this lot for over a year, with little or no construction work evident for the past several months. The board authorized President Hellinger to ask the owner to have it removed prior to the board's October meeting to avoid enforcement action.

- 11. Adjournment:** The meeting adjourned at 7:49 pm. No executive session was held. The next board meeting will be Wednesday, September 10 at 6:00 pm in the upstairs boardroom at the Lomas Santa Fe Country Club.