

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

BOARD OF DIRECTORS' MEETING MINUTES

WEDNESDAY, SEPTEMBER 10, 2025

Present: President Hellinger, Secretary Basore, Treasurer Sagar, Directors Beck, Wittig; Member Punch.

Absent: Directors Melese, Vassar.

1. **Call to Order:** The meeting was called to order by President Hellinger at 6:03 pm.
2. **Establish Quorum:** A quorum of 5 out of 7 directors was established.
3. **Meeting Minutes:** The August 2025 minutes were approved as previously distributed.
4. **Member Input:** Member Punch expressed concern about a proposal to build 350 apartment units behind the Vons supermarket. She will be contacting the city about this matter.
5. **Old Business:** None.
6. **Architectural Committee**
 - *1152 Santa Luisa:* Approval of a request for landscaping is on hold pending an agreement with the owners for relocation of an HOA irrigation line that is covered by new hardscape.
 - *1327 Santa Luisa:* Approval of a new fence in the front and side yard is on hold pending notification of neighbors. A separate request for landscaping is anticipated.
7. **Slopes Committee**
 - *Tree Inspection:* This year's inspection of tall trees in the west half of the HOA identified 4 trees to be removed and 17 to be thinned. Australian Beetles are damaging the weakest eucalyptus trees. Treatment would be expensive and ineffective. The board will remove them as they reach end of life and replace them with a different species. The HOA's policy is to maintain the total number of trees on the HOA-maintained slopes. At present, we are down by 6 trees, with 4 of them to be replaced this fall.
 - *Irrigation:* The irrigation line from 1259 – 1339 Santa Luisa is being upgraded and a valve box currently located in the backyard of 1315 Santa Luisa will be moved onto the HOA-maintained slope. Backflow preventer repair was completed at a cost of \$4k.
8. **Membership Committee**
 - *2026 meeting venue:* The Lomas Santa Fe Country Club has once again graciously offered their upstairs boardroom at no cost. Board meetings will be the second Wednesday evening of each month through 2026.
9. **Financial Report**
 - *Tax Return:* The tax return for the fiscal year just completed (FY 2024) was submitted by Mother Lode Bookkeeping.

- *Budget*: The board voted 5-0 to increase the budget for Martinez Landscaping by 1%.
- *556 San Mario*: Removal of the lien on this lot is on hold pending owner's payment of the cost to the HOA for the lien release to be legally recorded by the county.
- *Expenses versus budget*: We spent \$47k in the first two months of the fiscal year, which is 15% of the annual budget, in line with expectation. Cash balance is healthy.

10. New Business

- *HOA Start*: Treasurer Sagar and Directors Beck, Vassar, and Wittig will investigate obtaining financial services from this company as an alternative to our current bookkeeping service.

11. Adjournment: The meeting adjourned at 7:12 pm. No executive session was held. The next board meeting will be Wednesday, October 8, at 6:00 pm in the upstairs boardroom at the Lomas Santa Fe Country Club.