

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

BOARD OF DIRECTORS' MEETING MINUTES

WEDNESDAY, FEBRUARY 11, 2026

Present: President Hellinger, Vice President Beck, Secretary Basore, Treasurer Sagar; Directors Vassar, Wittig; Members Andreason, Nelson, Punch, White (2)

Absent: Director Melese

- 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 7 directors was established. Director Wittig arrived after the minutes were approved.
- 3. Meeting Minutes:** The January 2026 minutes were approved as previously distributed.
- 4. Member Input:**
 - Members White asked the HOA to remove the Slope designation that applies to the rear corners of their lot so that they could plant this area consistent with the rest of their yard. Ensuing discussion clarified that while PC&R 5.3 restricts what can be done on Slopes, those restrictions do not preclude owners from planting ground cover on their Owner-Maintained Slope to the extent that it constitutes “maintenance” of that Slope. There was no decision to remove or change the Slope designation.
- 5. Old Business:**
 - *Street sign:* The City has replaced the street sign at San Mario and Highland.
- 6. Architectural Committee**
 - *417 Santa Victoria:* A request for a new rear patio covered by a new pitched roof was discussed. The committee is satisfied with the plans submitted and impact on neighbors appears to be inconsequential. No objections were raised at the meeting.
- 7. Slopes Committee**
 - *Tree maintenance:* Tipuana trees continue to be unavailable. Planting a mix of tipuana and strawberry trees is still planned for late February or early March.
 - *Recycled water:* Member Andreason distributed a planning memo from the San Elijo Joint Powers Authority outlining roles and responsibilities. After confirming availability of sufficient recycled water, our HOA needs updated irrigation system plans stamped by a licensed landscape architect. The board discussed the need to update these plans regardless of whether the water project proceeds. The committee will get quotes for this work. The possibility of grant funds to pay some or all of the expense for this work was discussed.
- 8. Membership Committee**
 - *March Newsletter:* Content assignments were discussed. Secretary Basore will collect content throughout February and distribute the newsletter electronically with the March agenda.

9. Financial Report

- *Easy HOA*: Treasurer Sagar compared bookkeeping services provided by HOA Start, PayHOA, and Easy HOA as potential alternatives to our current service provided by Mother Lode Bookkeeping. The clear preference was Easy HOA, which costs the least yet offers the best service. Easy HOA is specifically oriented towards self-managed HOAs like ours. The board voted 5-0-1 to instruct the Treasurer to initiate the transfer of financial services from Mother Lode to Easy HOA, subject to validation of references. Disengagement from Mother Lode is to begin after March invoices are distributed and be completed prior to the HOA's annual meeting in June.
- To facilitate the transition to Easy HOA, the board discussed the need to issue all invoices via email rather than by USPS. Both bank transfer and written check payments are acceptable.
- We spent \$183k in the first seven months of the fiscal year, which is 59% of the annual budget. This is consistent with expectation. President Hellinger asked the Treasurer to report next month on the details of "Other Landscaping" expenses

10. New Business: None

- 11. Adjournment:** The meeting adjourned at 7:51 pm. No executive session was held. The next board meeting will be Wednesday, March 11, 2026 at 6:00 pm in the upstairs boardroom at the Lomas Santa Fe Country Club.