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**SAN ELIJO HILLS II PROPERTY OWNERS ASSOCIATION  
ASSOCIATION MANAGER'S REPORT**

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**General Session**

**February 16, 2026**

**Location: 1059 San Patricio Drive**

Board of Directors Meeting

**5:00 PM**

Kyle Merritt, Community Association Manager

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**AGENDA**

**\* Requires Board - Confirmed**

**CALL TO ORDER:**

- \* No later than 5:00 p.m.

**HOMEOWNERS FORUM:**

- Open discussion for comments, suggestions or questions from owners. Each speaker not to exceed five (5) minutes.

**MINUTES:**

- \* January 19, 2026 meeting minutes for review/approval.

**FINANCIALS:**

- \* YTD Financial Report from financial advisor.
- Board to review the January 2026 financial statements and Bank Statements pending year-end review.
- Reserve Account with Fidelity
- Reserve Study Proposal for review

**MANAGEMENT REPORT:**

- Board to review pending action item list and statuses
- Action Item Status
- Property Drive Around Report
- Annual Election Status

**LANDSCAPE:**

- Board to review the landscaping work order schedule
- Work Order Report
- Landscaping Proposals for review
- Tree Maintenance Proposals for review

**ARCHITECTURAL:**

- \* Board to review any pending or submitted architectural requests.
- 828 Santa Rufina – Tree Removal application
- 1125 San Leon – Landscaping Modification application

**CORRESPONDENCE:**

- Board to review any additionally submitted issues
- Homeowner reimbursement request

**MISC:**

- Community map for Board reference.

**NEXT MEETING:**

- The next meeting is to be determined.

**ADJOURNMENT:**

- \* Executive Session to immediately follow.