

San Elijo Hills II Property Owners Association
February 25, 2025
Board of Directors General Meeting
Meeting held at 1059 San Patricio Drive

Attendance

Board of Directors

Ron Tinkham, President
Brian Coe, Vice President
Steve Snow, Treasurer
Amy Sims, Member at Large
Tina Tinkham, Director
Vicki Smith, Director

Management

Kyle Merritt, Community Association Manager, Keystone Pacific; Recording Secretary

Call to Order

The meeting was called to order at 5:00 PM.

Open Forum

There were four homeowners in attendance.

Minutes

The Board unanimously approved the meeting minutes from the meeting held on November 18, 2024.

Financials

The Board reviewed and unanimously approved the January 2025 financial statements, bank statements, and bank reconciliations subject to year-end-review.

Management Report

The Board reviewed the Action Item List.
The Board reviewed the community inspection report.

Architectural

1110 San Ricardo (ADU Installation) – the Board approved the request on their property contingent of the associations legal representation review the application and area of installation, which is proposed to partly be placed on the slope easement. **(5-1)**

Landscape

The Board reviewed the Landscape, Work Order Schedule and Drive-Around reports.
The Board discussed community landscaping issues.
The Board unanimously approved work order #54 / 949 San Lorenzo (\$2,427.00), work order #53 / 950 San Lorenzo (\$3,427.00) and work order #25 / irrigation system maintenance (\$1,500.00).
The Board unanimously approved work order #52 / mainline repair at 609 Santa Helena (\$625.00)

Business

The Board reviewed and discussed the termination notice for the easement of slope and quitclaim deed between 704 Santa Victoria and 827 Santa Rufina. This was unanimously approved contingent of signed approval and repayment of legal costs from the homeowner at 704 Santa Victoria.

The Board reviewed and unanimously approved the 2026 insurance proposal renewal from Prendiville (\$7216.00)

Correspondence

The Board reviewed any homeowner submitted correspondence, requests, or concerns.

The Board reviewed the correspondence for tree trimming or removal requests. The submitted eucalyptus trees are to be trimmed in the month and the carrotwood trees will be addressed in 2026.

Adjournment

The General Session meeting adjourned at 7:08 PM.

Next Meeting

The next meeting is scheduled for March 11, 2024 at 5:00 PM.

BOARD CERTIFICATION AND APPROVAL OF MINUTES:

This is to certify that San Elijo Hills II Property Owners Association is a California Nonprofit Mutual Benefit Corporation; that the Board is duly constituted; has made all decisions based on reasonable investigation in good faith and with regard to the best interests of the community and its members; has exercised discretion within the scope of its authority under relevant statutes, covenants and restrictions in discharging its obligations; and hereby approve the authenticity of actions reported of this meeting.

Respectfully Submitted:

Kyle Merritt, Recording Secretary

Board Signature