

**San Elijo Hills II Property Owners Association**  
**April 21, 2025**  
**Board of Directors General Meeting**  
**Meeting held at 1059 San Patricio Drive**

**Attendance**

Board of Directors

Ron Tinkham, President  
Brian Coe, Vice President  
Amy Sims, Member at Large  
Tina Tinkham, Director

Also in Attendance:

Martha Grim, 2025 elected director  
Tim Pickwell, 2025 elected director  
Steve Snow, Board Financial Advisor and Irrigation Consultant

**Management**

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

**Call to Order**

The meeting was called to order at 5:01 PM.

**Open Forum**

There were no homeowners in attendance.

**Minutes**

The Board unanimously approved the General Session minutes from the meeting held on March 11, 2025.

**Financials**

The Board reviewed and unanimously approved the March 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.

**Landscape**

The Board reviewed the Landscape, Work Order Schedule and Drive-Around reports.  
The Board discussed community landscaping issues.  
The Board reviewed the updates for the community tree trimmings.

**Business**

The Board reviewed the 2025 Annual Election Meeting results – Marth Grim (41), Tim Pickwell (65) and Amy Sims (41).  
The Board reviewed the candidate form updates for the upcoming annual meeting.

**Correspondence**

The Board reviewed any homeowner submitted correspondence, requests, or concerns.  
The Board reviewed the correspondence for tree trimming or removal requests.

**Adjournment**

The General Session meeting adjourned at 7:34 PM.

**Next Meeting**

The next meeting is scheduled for May 19, 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:

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Kyle Merritt, Recording Secretary

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Board Signature