

**San Elijo Hills II Property Owners Association**

**August 19, 2024**

**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  
Tina Tinkham, Director  
Amy Sims, Member at Large  
Vicki Smith, Director  
Larry Alessio, 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**

Eight (8) homeowners were in attendance. Discussions were held regarding Santa Helena trail, slope easements, tree removal discussions, neighbor-to-neighbor concerns, modification approval procedures and landscaper / landscaping concerns in the community.

**Minutes**

The Board unanimously approved the meeting minutes from the meeting held on July 15, 2024.

**Financials**

The Board reviewed and unanimously approved the July 2024 financial statements, bank statements, and bank reconciliations subject to year-end-review.

The Board unanimously approved the 2003 Fiscal Year Audit proposal from Beck and Co. CPA.

**Management Report**

The Board reviewed the Action Item List.

**Architectural**

720 Santa Victoria – The Board unanimously approved the 6 polygala installations.

950 Santa Helena – The Board unanimously approved the replanting of the backyard hillside roses and ivy geraniums.

1110 San Ricardo – The Board denied the application for a fence to be placed on the slope.

1112 Santa Rufina – The Board denied the application for a fence to be placed on the easement. The fence can be placed on the existing corner markers of the neighboring fences.

884 Santa Rufina – The Board unanimously approved the request to remove a eucalyptus tree at the homeowner's cost.

**Landscape**

The Board reviewed the Landscape, Work Order Schedule and Drive-Around reports.

The Board unanimously approved work order #38 (*pink rosea slope groundcover at 720 Santa Victoria*)

The Board unanimously approved tree stump removal (\$450.00) at 720 Santa Victoria.

The Board unanimously approved work order #39 (*ground coverage at 950 Santa Helena*)

**Business**

The Board discussed the pending HOA website – [www.sanelijohills2.org](http://www.sanelijohills2.org) and reviewed the correspondence from San Elijo Hills 1 regarding website similarities.

The Board unanimously approved the CC&R Revision proposal from Epsten, APC.

**Correspondence**

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

**Adjournment**

The General Session meeting adjourned at 6:26 PM.

**Next Meeting**

The next meeting is scheduled for October 21, 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