

**San Elijo Hills II Property Owners Association
October 20, 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
Martha Grim, Director

Absent

Tim Pickwell, Director

Also in Attendance:

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 5:00 PM.

Open Forum

There was one homeowner in attendance.

Minutes

The Board unanimously approved the General Session minutes from the meeting held on September 22, 2025.

Financials

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

Architectural

550 Santa Alicia (Landscaping Modifications) – The Board unanimously approved the application as submitted. The homeowner agrees to irrigate and maintain the trees / landscaping that is proposed to be replaced.

1051 Santa Patricia (Painting) – The Board unanimously approved the application as submitted to paint all white.

Management Report

The Board reviewed the community inspection report.

Landscape

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

The Board approved to send notices for yard maintenance needed for 526 Santa Alicia, 844 Santa Rufina and 836 Santa Rufina. (3-2 voting approval)

Business

The Board unanimously approved the proposal from All State Notary Prep for the inspector of elections (\$944.00).

Correspondence

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

Adjournment

The General Session meeting adjourned at 7:02 PM.

Next Meeting

The next meeting is scheduled for November 17, 2025 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