

**San Elijo Hills II Property Owners Association  
May 8, 2023  
Board of Directors General Meeting  
Meeting held at 1103 Santa Rufina Ct.**

**Attendance**

Board of Directors

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

Management

Jenna Jacobs, Curtis Management Company

**Call to Order**

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

**Open Forum**

No homeowners were in attendance.

**Minutes**

The Board unanimously approved the meeting minutes from the meeting held on April 10, 2023. **(7-0)**

**Financials**

The Board reviewed and unanimously approved the April 2023 financial statements, bank statements, and bank reconciliations.

The Board reviewed and unanimously approved the resolutions on disbursements per Civil Code 5380(b).

**Management Report**

The Board reviewed the action item list and homeowner correspondence.

**Landscape**

The Board reviewed landscape items.

**Architectural**

902 Santa Helena (Solar Installation)

The Board reviewed and unanimously approved the application in accordance with the submitted plans. **(7-0)**

**Pending Business**

Tree Trimming

The Board discussed tree trimming following the inspection with the two (2) arborists.

Gopher Proposal

The Board reviewed and unanimously approved the updated contract from Gammill Pest Solutions which notes that any gopher treatment on owner property (rather than common area) be at an additional \$40 cost. **(7-0)**

#### Proposed Budget/Reserve Study

The Board reviewed the proposed budget and reserve study as prepared by S. Snow. The Board unanimously approved the 2023-2024 budget with no increase to the quarterly assessment. **(7-0)**

#### **New Business**

##### 2023 Annual Meeting

The Board discussed the 2023 Annual Meeting and unanimously approved that it be held in November. **(7-0)**

##### Bill Pay

The Board discussed bill pay options and agreed to have the water bill and landscape maintenance bill set up on auto pay. **(7-0)**

#### **Next Meeting**

The Next meeting is scheduled for June 12, 2023 at 5:00 PM at 1103 Santa Rufina Ct.

#### **Adjournment**

The General Session meeting adjourned at 7:00 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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Jenna Jacobs, Recording Secretary

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Board Signature