

**San Elijo Hills II Property Owners Association**  
**July 10, 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 (left at 6:17 PM)  
Vicki Smith, Director

Management

Jenna Jacobs, Curtis Management Company

**Call to Order**

The meeting was called to order at 5:04 PM.

**Open Forum**

One (1) homeowners was in attendance.

**Minutes**

The Board unanimously approved the meeting minutes from the meeting held on June 12, 2023. **(7-0)**

**Financials**

The Board reviewed and unanimously approved the June 2023 financial statements, bank statements, and bank reconciliations. **(7-0)**

The Board reviewed and unanimously approved the resolutions on disbursements per Civil Code 5380(b). **(7-0)**

**Management Report**

The Board reviewed the action item list and homeowner correspondence.

**Landscape**

The Board reviewed the landscape walkthrough report.

**Architectural**

1110 San Ricardo Court (Exterior Painting)

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

1118 San Ricardo Court (Multiple Modifications)

The Board reviewed and unanimously approved the application with the condition that the owner obtains the proper City permit. **(7-0)**

1126 San Ricardo (Home Addition/Remodel)

The Board reviewed and unanimously approved the application with the condition that the owner obtains the proper City permit. **(7-0)**

510 Santa Alicia (Exterior Painting)

The Board reviewed and unanimously approved the application with the condition that the owner obtain the neighbors signatures. **(7-0)**

### **Pending Business**

#### Trees

The Board discussed tree maintenance. No action.

#### Proposed Budget/Reserve Study

The Board reviewed the approved budget and reserve study.

### **New Business**

#### Landscape Maintenance Fee Increase

The Board unanimously approved the proposed increase from Martinez Landscape Design. Management to send letter as drafted by S. Snow. **(7-0)**

#### Irrigation Proposal

The Board unanimously approved the proposal from Martinez Landscape Design for installation of a new irrigation system between 827 Santa Rufina Court, 704 Santa Victoria, and 712 Santa Victoria in the amount of \$2,500. **(7-0)**

### **Next Meeting**

The next meeting is scheduled for August 14, 2023 at 5:00 PM at 1103 Santa Rufina Ct.

### **Adjournment**

The General Session meeting adjourned at 6:20 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