

Bonita Highlands Homeowners' Association

Board of Directors Meeting Minutes

December 12, 2020

Last Open Air Meeting Upper Horse Ring

**1) Call to Order:**

NOTICE: We would appreciate it if everyone would sign in on the sign-in sheet at the back of the room. This meeting is conducted by *Roberts Rules of Order*. Please address the chair and be recognized before speaking. Also, please identify yourself by name and Highlands' property address. All comments are limited to three minutes per individual. The meeting is being recorded to assist the secretary in taking minutes. Thank you for your cooperation.

- a) Roll call: President Seiler called roll asking each Director and Staff member to attest that to the fact they were COVID 19 symptom free. Directors, Clayton, Diaz and Pierce were all present. Director Schlesinger was not in attendance. All Staff were in attendance and responded appropriately to COVID 19 question.
- b) Pledge of Allegiance
- c) The next regularly scheduled meeting of the Board of Directors will be on Tuesday January 12, 2021 at 6:30 pm via ZOOM.
- d) Review and adoption of minutes from the October 10, meeting. MSC to approve minutes as read Clayton, Diaz (4/0).

**2) Homeowners Appearances**

- a) Homeowner appeals to violation notices or fines
  - 1. 4011 Corral Canyon – HO came to state that he had corrected issues addressed in letter from ACC-C
- b) Open forum for homeowners in attendance
  - 1. 3742 Wild Oats – HO came to tell board that the chickens were gone from neighbor's property and that they appreciated the board's action on the matter.
  - 2. Mr. Sampsel reported that the state ruled against the proposed "land swap" with the protected land at the end of Blacksmith. Blacksmith will remain a "dead end" as it has been for 40 years.

**3) Committee and Staff Reports**

- a) Welcoming Committee report – Ray and Bobbie Snider.  
Ray and Bobbie had 8 new owners on their list. They found one at home, three being renovated and left two "vials of Life". For 2020, they visited 69 homes.
- b) Requests for Structural Modifications (ACC-A) John and Ana Maria Gilman
  - 1. 5829 Shadow Canyon – New fence with stain approved
  - 2. 5946 Steeplechase – electric panel upgrade – approved – permit required
  - 3. 4038 Country Trails- replace windows – approved
  - 4. 3660 Belle Bonnie Brae – Patio cover with tile roof – approved – permit required

5. 3660 Belle Bonnie Brae – retaining wall and RV driveway, vinyl fence – approved – permit required
6. 3726 Corral Canyon – solar panels – approved – permit required
7. 3903 Feather Rock – solar panels – approved – permit required

c) Architectural Control Committee Report (ACC-C)

1. 3750 Wild Oats – nuisance (chickens and rodents) – no previous fines – sent letter to remove chickens by 12/12/2020. Proposed fine \$150. Fine reduced to \$50.
2. 3709 Country Trails – Homeowner fined \$150 for truck stored in driveway – previous fine balance \$600 – HO aware of problem but continues to store truck.
3. 3643 Filly Lane – furniture stored in front yard. HO fined \$150 – Fine balance \$250 – HO has not responded.
4. 5805 Blacksmith – Right side of driveway needs ground cover – Fine balance \$200. HO submitted an SCR and is working with ACC-A to complete SCR.
5. 5736 Barley Court – Homeowner fined \$100 – parkway on Central needs ground cover – Fine balance \$200– HO has not responded.
6. 5838 Central – political flag flying on front of garage – Fined \$100 - no previous fines – HO has not responded.,  
Motion was made to accept all fines, (with fine reduction for #1 ) MSC Clayton/Diaz 4/0

d) Open Space Committee (OSC) Michelle Kriz

Projects Completed

1. All contracted work has been completed. Tree work, trail repair and DG base sealed with water.
2. Straw Wattles have been placed on trails where appropriate.
3. Maintenance and watering reduced to bi weekly as needed,
4. OSC to write the HO at 3618 Filly Ln as the bird “over feeding” is causing squirrel infestation and slope damage. Multiple pest control companies have determined the bird feeding is a contributing factor to the problem. Bids and a course of action will be determined at the next HOA meeting.
5. Looking Forward – OSC working with LandCare and others to prepare budget/estimates on projects for next year. OSC will monitor brow ditches to check for blockage and damage.

e) Financial Officer (FO) Sandra Jones

Operating Account:

1. SDCCU
2. WFB checking/savings
3. NICU – Motion to transfer NICU CD to checking account- MSC Clayton/Diaz 4/0
4. MFCU –Motion to transfer funds from MFCU to checking account- MSC Clayton/Diaz 4/0

Reserves/Reserve Study

1. Level III Reserve Study for FY 2021-2022. In process and due January 5, 2021

New/Old Business

1. Motion to re-activate five previous inactive Reserve Study components listed in the Category of Landscape/Irrigation. MSC Clayton/Diaz
2. Second reading of the budget with proposed Assessment amount \$410.
3. Board to look at a tree/brush proposal for 2021  
Motion to approve all financials Clayton/Diaz 4/0

4) **Written Communication Log** reviewed and accepted.

5) **Community Actions and Issues**

1. County Roads division put Corral Canyon repaving on 2021 calendar.
2. Nora Vargas to replace Supervisor Greg Cox who termed out this year.
3. SVCA to host a zoom teleconference meeting Wednesday Jan 6, 2021

6) **Old Business**

1. Budget for 2021-2022 read and reviewed as part of the Financial Officers report.
2. County Roads division looking at repairing the North side of Central Ave.
3. Election information (candidates, election inspector) to go in January Newsletter.

7) **New Business**

1. Motion to continue with prizes for Christmas decorations (\$75, \$50, \$25)  
MSC Clayton/Diaz 4/0
2. RS to pursue street sign replacement within the Highlands by contacting county with needed replacements.
3. Motion to provide up to \$150 for flowers or charitable donation in name of Board of Director Gary Snyder who passed away December 6, 2020 MSC Diaz/Clayton

8) **Board Member comments**

9) **Set Agenda for next meeting**

10) **Adjournment – 4:00**

11) **Executive Session was held.**

12) Respectfully submitted



Mary Ellen Phillips  
BHHA Recording Secretary