

Bonita Highlands Homeowners' Association

Board of Directors Meeting Minutes

January 14, 2020

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: President Mike Seiler: all Directors present, Staff members Ray and Bobbi Snider, and Michelle Kriz were absent.

B) Pledge of Allegiance

C) The next regularly scheduled meeting of the Board of Directors will be on Tuesday February 11, 2020

D) Review and adoption of minutes from December 10, 2019 meeting. Minutes approved: motion Snyder, Second Clayton, MSC 5-0

2) Homeowners Appearances

A) Homeowner appeals to violation notices or fines:

1) Open forum 4322 Corral Canyon, HO appealing fine that was reinstated. Fine will stand and HO will work with John regarding front yard improvement.

2) 3844 Wild Oats, HO appealing fine that was levied in December. Board to take this under advisement.

B) Open Forum for homeowners in attendance:

1) Scout Troop 6156 provided the board with details of their Birdhouse Library project. The girls propose to build several in the community and are asking permission to install one on the corner of BBB and Central near the crosswalk to Sunnyside School. The little libraries will be built by the girls with the help of "handy" dads. Their building-installation time line is January-August 2020. The Board stated that they needed to get permission from the HO before installing the library. The girls are to monitor and maintain the library. With permission from the HO, the board approved the project unanimously (Clayton/Snyder)

2) 5430 Annie Laurie Ln. HO wants to build an ADU. Has hired an architect to make exterior look like main home. HO provided John with plans and details.

3) 3640 Filly Ln. HO is a horse owner and rides the trails in the highlands; he reported that the trails are unsafe due to rain erosion. He would like to be "part of the process" of writing the bid details for the new open space contractor. He stated that there are surface issues as well as overgrown foliage.

3) Committee and Staff Reports

A) Welcoming Committee report – no report

B) Requests for Structural Modifications (ACC-A)

1) 3947 Country Trails – paint – approved

2) 5762 Sprinter – re-landscape – approved

3) 4019 Corral Canyon – re-roof – permit required - approved

4) 4322 Corral Canyon – re-landscape –

5) 4350 Corral Canyon – in ground pool – permit required – approved.

C) Architectural Control Committee Report (ACC-C)

- 1) 3934 Corral Cyn – Homeowner fined \$150 for stored van. Fine balance is \$3300. HO has not responded. **Small Claims action pending.**
- 2) 3727 Corral Cyn – yard need maintenance. Fined \$200. **Fine balance \$5500.** Vehicle has been removed. **Home sold in foreclosure.**
- 3) 5951 Central – yard work needed, bricks falling over, garage and trim need to be painted. HO fined \$200. Fine balance \$2200. HO paid \$1450 due from small claims action. Letter has been sent regarding balance and what needs to be done to avoid future fines.
- 4) **3774 Wild Oats** – yard needs ground cover, water and fertilizer. HO fines \$200. **Fine balance \$1000 (HO has paid \$500 in fines)**
- 5) 5904 Snaffle Bit Pl. – yard needs water, fertilizing and weeding. Fine \$150. Fine balance \$1750. HO has not responded. **Small claims pending.**
- 6) 3633 Belle Bonnie Brae – Garage and trim need painting. Fine \$100. Fine balance \$200. HO has not responded.
- 7) 5628 Loping Lane – yard needs maintenance – Fine \$100. Fine balance \$700. HO has not responded. FO to check ownership.
- 8) 5628 Loping – failure to get approval before painting garage. First notice was sent to them with an SCR. Fine \$200.
- 9) 5959 Central. Slope and side yard by driveway need ground cover. SCR expired 2/2019. Fine \$200. Fine balance \$500. HO has not responded.
- 10) 6014 Blacksmith – Front yard needs ground cover. 3 expired SCRs 5/2018, 12/2018, 6/2019. Fine \$200. Fine balance \$500. HO responded that turf would be put down by 11/21/2019. There has been no change.
- 11) 6020 Central – Stored vehicle in driveway. Fine \$150. Fine balance \$950 for fines from 2007-2019. HO asked for extension to remove car and didn't follow through.
- 12) 3709 Country Trails – Stored truck over 72 hours. Fine \$150. HO has not responded.
- 13) 4210 Country Trails – Two stored vehicles over 72 hours. Fine \$300. HO has not responded.
- 14) 4210 Country Trails – Fine of \$100 for yard work held in abeyance. **Board voted to eliminate fine as yard looks fine.**
- 15) 5801 Blacksmith – Three dead pine trees. Fine of \$100 held in abeyance until February.

**Motion to authorize fines (except #2 and #14)**  
**Motion Clayton, Second Snyder MSC 5/0**

C) Open Space Committee (OSC)

- 1) 6048 Central – Pine tree at trail entrance has been trimmed back away from homeowner's property.
- 2) Central Grass Area – Broken water line was repaired. Another problem has come up and will be taken care of as soon as possible,
- 3) 5942 Steeplechase – A eucalyptus tree in the open space next to the HHO's property (back fence) has been trimmed. Also shrubs in the trail entrance to this property have been trimmed to allow workers to enter open space.
- 4) 5806 Shadow Canyon – Lemonade berry bushes in the open space have been trimmed off and away from the homeowner's fence.
- 5) Corral Canyon Grass area – Large eucalyptus tree was trimmed and laced.
- 6) Irrigation – water has been shut off for two months due to heavy rain. Watering for the month of December was removed from the bill.
- 7) Terra Care terminated their contract effective February 6, 2020. A committee was created to review the landscape contract and special needs. The committee members are: **Glenn Kopp Dave Schlesinger and Daniel Diaz.** A motion was made to authorize

Glenn to use New Way on an interim contract to continue with mowing and irrigation **for the next two months.** MSC 5/0

- 8) Glenn is to revise the landscape contract with the committee and provide the proposed contract for the Feb. 11, 2020 HOA meeting, ready to go for board approval at the March meeting where the new board will grant the contract.

Maintenance Contract January 2020		
Item Number	Delivery Order	Cost
2B	Mow grass-bi-weekly	\$ 412
10	Irrigation	936
Total		\$1,348

D) Financial Officer (FO)

- 1) Motion to move SDCCU money to WF operating account. (line item 4) MSC Snyder, Clayton 5/0
  - 2) December 2019 Two escrow demands sent – two closings.
  - 3) Level II Reserve study draft for FY2020-2021, 30 year projection Received 1/13/2020, to be reviewed by the board for the Feb. 11, meeting.
  - 4) Budget for 2020-2021: the assessment is to remain the same \$395 and any carry over funds remaining are to go toward the new maintenance contract. The 2020-2021 was accepted as proposed. MSC Clayton, Snyder 5/0
  - 5) Christmas Decoration Winners were: \$75 first place, 5430 Annie Laurie Lane, \$50 second place, 5762 Good Karma, \$25 third place 5949 Pathfinder.
- 4) Written Communication Log reviewed and accepted.
- 5) Community Actions and Issues
- 1) BMX Park opened on San Miguel Rd to a huge crowd.
  - 2) Dump truck transport company to go to SVCA meeting and explain their storage issues which are the reason for them parking on Central. The County is not too involved at this time. Both the Presbyterian Church and the Belle Bonnie Brae Center want County imposed “no overnight parking” signs as each of these places is negatively impacted by the parking of these large trucks.
  - 3) Glenn Kopp thanked Daniel Diaz and his wife for the removal of the tumbleweeds in the horse ring area.
- 6) Old Business
- 1) Zero Hour contract discussion held over to the February meeting.
  - 2) Candidates for the 2020 BHHA BOD are the incumbents as no new people stepped forward. Write in ballots and nominations from the floor will be accepted at the Annual Meeting on March 2, 2020.
  - 3) The ADUs and JADUs were discussed with many in audience asking questions of the board. This is an ongoing issue that will require much discussion. Homeowners were encouraged to provide the board members with questions to be addressed at the next meeting on February 11, 2020
- 7) New Business

- 1) Candidates whose names will appear on ballot are: Mike Seiler, Virginia Steward, Sharon Clayton, Gary Snyder and Dave Schlesinger.
  - 2) The Election Inspector will be Sue Kopp and she will enlist the help of two people
  - 3) There was a motion to purchase stamps for the first class mailing of the ballots and the budget pack (\$1500). MSC Clayton, Snyder 5/0
  - 4) Open Space interim contract to be reviewed at the February 11, 2020 meeting.
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- 8) Board Member Comments
  - 9) Set Agenda for next meeting
  - 10) Adjournment 8:40
  - 11) Executive Session held

Respectfully submitted

A handwritten signature in black ink, appearing to read 'MEP', with a long horizontal flourish extending to the right.

Mary Ellen Phillips  
BHHA Recording Secretary