

Bonita Highlands Homeowners' Association

Board of Directors Meeting Minutes

September 8, 2020

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: President Seiler. All directors and staff were present
- b) Pledge of Allegiance
- c) The next regularly scheduled meeting of the Board of Directors will be on Saturday October 8, 2020 at the Upper Ring, beginning at 4:00
- d) Review and adoption of minutes from the August 11, meeting. MSC to approve minutes as read Clayton, Schlesinger 5/0).

2) Homeowners Appearances

- a) Homeowner appeals to violation notices or fines
 - 1. 4322 Corral Cyn. Homeowner came to request fine be rescinded as he had completed more work than he'd planned once he got into the renovation of his front yard but conceded he had not finished within is SCR time frame. Brd to consider request in Executive session.
- b) Open forum for homeowners in attendance
 - 1. Mr. Sampsel, a homeowner stated he was happy with the financial report. Proposed supporting Josie Calderon Scott for water board and requested to have a copy of the SCR for a home on Rock River.

3) Committee and Staff Reports

- a) Welcoming Committee report – Ray and Bobbie Snider.
Ray and Bobbie have 2 new homeowners on their list to visit and 3 pending new homeowners.
- b) Requests for Structural Modifications (ACC-A) John and Ana Maria Gilman
 - 1. 4002 Corral Cyn – retaining wall in back yard – approved – no permit required.
 - 2. 3734 Country Trail – re-landscape front yard – approved – no permit required.
 - 3. 3655 Filly Lane – new retaining wall, extend driveway; new gate – approved – no permit required.
 - 4. 5912 Snaffle Bit – new fence – approved – no permit required.
 - 5. 5830 Blacksmith – paver driveway – approved – no permit required.
 - 6. 5430 Annie Laurie – renew SCR – approve – permit required.

7. 4350 Corral Cyn – solar installation – approved - permit required.
8. 5707 Good Karma – solar installation – approved – permit required.

c) Architectural Control Committee Report (ACC-C)

1. Annie Laurie – Homeowner fined \$100 for storing trash cans in front of fence. There is a previous fine balance of \$2610 and an Abstract of Judgement submitted to SD Recorder. Recommend additional fine of \$100 and ACC-C pursue the Abstract from 2013.
 2. 3709 Country Trails – Homeowner fined \$150 for truck stored in driveway. Truck still in driveway and HO paid previous fine total of \$450 in August. Recommend additional \$150 fine. HO does not want to part with his truck.
 3. 5959 Central – HO fined \$200 for condition of slope and side yard by driveway. HO came to August meeting and \$200 fine was held in abeyance pending start of work. No work has been started. Recommend fine of \$400. Current fine balance \$1100.
 4. 5915 Steeplechase – HO fined \$100 for condition of palm trees. Recommend an additional \$100 fine as trees have not been trimmed and HO has not responded.
 5. 4210 Country Trails – yard and parkway need to be weeded and watered. Previous fine balance \$400. Recommend \$100 as HO as not responded and no work has been started.
 6. 5519 Horseridge – Left side of yard needs ground cover. Recommend \$100 fine. HO has not responded.
 7. 5817 Whirlybird – fence in front yard needs to be repainted. No fine recommended as painting done after report was completed.
 8. 3710 Wild Oats – yard needs watering and weeding – recommend \$100 fine. HO has not responded.
 9. 3657 Belle Bonnie Brae – yard needs watering and weeding – Recommend \$100 – HO has not responded.
- Recommended fines approved (MSC Clayton, Snyder 5/0)

d) Open Space Committee (OSC) Michelle Kriz

Open Space Projects

1. Completed Projects: Area 1 tree removal/skirting completed (mulch still needs to be spread)
2. Ongoing Projects: Area 9 tree removal complete, Brow ditch behind Steeplechase properties cleared and flowing, Upper brow ditch brush removal and clearing
Area 6 additional mowing.
3. Projects Proposed (additional work to be approved)
Area 2 – Tree removal (estimated cost \$9,500)
Area 3 – Tree removal (estimated cost \$4000)
Area 5 – Tree removal (estimated cost \$7,800)
Area 10- Tree removal, Train Entrance (estimated cost \$4,200)
Area 6 – Slope repaid (estimated cost \$2,648 reserve fund)

Area 9 – Slope Stabilization (estimated cost \$3,140 reserve fund)
All Areas Brush Removal on brow ditches and trails (estimated cost \$7,485)
Areas 2,5,8,9 – Trail/slope repair (estimated cost \$12,465 reserve fund)

4. Looking Forward - Area 11 – This area needs to be addressed for tree removal. Maintenance Contract work: Brow ditch cleaning, train dragging and Trail entrances.
Motion to approve work by LandCare at a cost of \$12,465 for stabilization and subsidence) plus \$5,788 for slope repair, approved MSC (Clayton, Diaz 5/0)

Communication log submitted.

e) Financial Officer (FO)

Operating Account:

- 1) Motion to transfer \$65,000 from SDCCU MonMkt(01) to operating account at Wells Fargo Bank. MSC Clayton/Diaz 5/0

Reserve Account:

- 1) Motion to transfer Trail Repair Total \$12,467.00 from NICU Reserve Mon Mkt to operating account at Wells Fargo Bank MSC Clayton/Diaz 5/0

Escrow Report:

There were : 5 demands and 3 closings.

Budget 2021-2022 – First reading of the proposed budget will be at the November 2020 board meeting.

New/Old Business:


- 1) Motion to approve Workers Comp Insurance with Employers for \$2,178 MSC Snyder/Schlesinger 5/0
- 2) Motion to start collections proceedings with GBF for lot #523 MSC Snyder/Diaz 5/0
- 3) Comm. Liability, Directors' and Officers' and Crime package Insurance renewed for \$13,279.74 with Hesselbarth Ins. Declined Earthquake, Flood and Acts of Terror.

Board to approve August 31, 2020 reports: Balance sheet, Profit and Loss Budget vs Actual, Bank Reconciliations, General Ledger, Check Register detail, Delinquent Receivables (collections) and Payroll Summary. MSC Clayton/Snyder 5/0

- 4) Written Communication Log reviewed and accepted.
- 5) Community Actions and Issues
A question was raised about the repaving of Corral Canyon and when it was proposed by the county. President Seiler said that Corral Canyon was not on the repaving list for 2021-2022 and he would pursue this with Supervisor Cox's office.

Another concern is the used car storage off San Miguel Rd in private yards just below the Highlands. President Seiler brought this concern to the attention of Supervisor Cox's office as well.

The use of the upper ring area by local organizations such as SVCA and Sweetwater Planning Group (to hold meetings during Covid 19 shutdown) was discussed and it was agreed that the times and dates would have to be coordinated. The board moved to allow these groups access provided a calendar could be agreed upon.

- 6) Old Business
 - 7) New Business
 - a) Three Highlands' residents have put their names forward to be considered for the open board position. The board will interview the three and select a new member to fill the open spot.
 - 8) Board Member Comments
 - 9) Set Agenda for next meeting
 - 10) Adjournment – 5:30
 - 11) Executive Session held in which the board voted to rescind the fine of \$200 for 4322 Corral Canyon. MSC (Clayton, Snyder 5/0)
 - 12) Respectfully submitted
- 13) 
- 14) Mary Ellen Phillips
 - 15) BHHA Recording Secretary