

Bonita Highlands Homeowners' Association

Board of Director's Meeting Minutes

April 10, 2021

Upper Horse Ring

1. **Call to Order:** Notice: we would appreciate all guests identifying themselves to the Zoom host. 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. This meeting is being recorded to assist the secretary in taking minutes. Thank you for your cooperation.
 - A) Roll Call:
 - Board of Directors** (present unless noted as absent)
Mike Seiler – President Dave Schlesinger – Vice President Sharon Clayton – Treasurer Caroline Pierce – Secretary Dan Diaz – Member at Large
 - Staff Members** (present unless noted as absent)
Sandra Jones – F.O. John & Ana Maria Gilman ACC-C Sylvia Tucker ACC-C
Michelle Kriz – O.S c. Mary Ellen Phillips – Recording Secretary Ray & Bobbie Snider (Bobbie absent) – Welcoming Committee
 - B) **Pledge of Allegiance**
 - C) The next regularly scheduled meeting of the Board of Directors will be on May 11, 2021, (a zoom video conference) at 6:30, pm
 - D) Review and adoption of the minutes from MSC to approve the minutes as read. MSC Schlesinger/Diaz 5/0
2. **Homeowners Appearances:**
 - A) Homeowners appeals to violation notices or fines.
 - 1) 4136 Country Trails, came to meeting to verify that he had corrected the problem with his yard.
 - B) Open forum for homeowners in attendance -
3. **Committee and Staff Reports.**
 - A) Welcoming Committee – Ray and Bobbie Snider The Welcome Committee visited 4 new homeowners. They met with one homeowner, two were not home and the last is a resale.
 - B) Requests for Structural Modifications (ACC-A) John and Ana Maria Gilman
 - 1) 3911 Rock River – paint and replace windows – approved, no permit required
 - 2) 5911 Blacksmith – patio slab in the back yard – approved – no permit required
 - 3) 3947 Country Trails – replace front doors – approved – no permit required
 - 4) 5813 Central – re-roof – approved – no permit required
 - 5) 3601 Country Trails – solar – approved – permit required

6) 3933 Country Trails –HVAC – approved

7) 3618 Filly – HVAC - approved

C) Architectural Control Committee Report (ACC-C) Sylvia Tucker

1) 3709 Country Trails Truck stored in Driveway – fine balance \$1350 - \$300 recommended

2) 3643 Filly – piece of wood stored in side yard - fine balance \$1000. HO has not responded. All mail from February 5th returned to HOA as HO doesn't take mail from box. Recommended mail is sent certified.

3) 3908 Rock River -0 fine balance (from 2018) \$300 – recommend \$150 fine for stored vehicle. HO has not responded.

4) 3657 Belle Bonnie Brae – Lawn maintenance needed – fine balance \$200 (balance from 2020) recommend \$100 – HO has not responded.

5) 5949 Steeplechase – slope in front needs plants – no fine recommended as HO responded saying they were meeting with a landscaper 4/10/2021.

6) 4242 Corral Canyon – no fine balance - recommend \$100 – HO responded in October 2020 that they needed more time.

7) 3626 Country Trails – green pool causing nuisance plus overgrown palm tree – palm tree trimmed, Vector control to go to put mosquito fish in pool – March fine held in abeyance. Recommended, \$150. President Seiler and VP Schlesinger held conference call with HO.

8) 3667 Corral Cyn – Yard needs maintenance and large tree limb needs to be cut. No fine balance – recommend \$200. HO has not responded.

9) 5527 Horse Ridge – no fine balance – no fine recommended as HO had garage door painted.

10) 4136 Country Trails – weeds in parkway – no fine recommended as issue is resolved.

11) 5658 Sprinter – broken mailbox – no fine recommend as HO responded that mailbox repaired the best they can.

12) 6037 Central – two pine trees dying - no fine recommended as HO given until June 2021 to try and save the trees.

13) 5957 Pathfinder Way – no fine recommended as HO removed the weeds growing in the parkway.

MSC to accept fines (except #2) Clayton/Diaz – 5/0

D) Open Space Committee (OSC) Michelle Kriz

1) Gopher and Squirrel control behind Filly Lane. Adios Pest set traps in area Mar. 20, 2021 Caught 11 gophers in the first few days. By end of March, 15 gophers and 2 squirrels were trapped. Weekly maintenance through April 17, then service will be once monthly. Michelle is to write “nuisance clause” letter for Sylvia to sign and send to homeowners who are continuing to feed birds. On March 15, 2021 Michelle sent a

letter asking all homeowners in the area to cease feeding any wildlife while HOA attempting abatement of gophers and squirrels. Adios found birdseed in squirrel holes confirming squirrels are storing bird seed,(as some homeowners are refusing to comply).

2) Michelle met with Fernando Acero with Country Parks and Rec. maintenance crew regarding maintenance of trail on East side of Highlands bordering Proctor Valley. April 6, 2021 Parks and Rec. crew worked on brush abatement along this trail. This type of work will be put on county schedule for every other year unless heavy rains result in heavy growth. Contact info stored in file.

3) Michelle working with S.D. County Sanitation Dept. regarding use of service road on NW side of Wild Oats. Road not meant for large trucks, Michelle requested a service road be installed to handle the quarterly maintenance that requires a large truck to use this road. Michelle waiting for a response from the Superintendent of SD County DPW. (It was suggested we double lock the gate removing their lock and their access.)

4) LandCare summer mowing schedule to be determined along with summer projects and maintenance needs for the next few months.

Michelle complimented on a job well done acquiring County Parks and Rec. help with trail maintenance.

E) Financial Officer – Sandra Jones

1) Operating Account beginning balance \$268,344.96 – 3/31/2021 ending balance \$417,200.68 (This is due to the receipt of 577 annual assessments received to date.)

2) Reserve Accts 3/1/2021 beginning balance \$236,152.55. Ending balance 3/31/2021 \$236,258.28. (Note: BHHA monies set aside to be added to Reserve account will be added at beginning of new fiscal year)

TOTAL CASH on hand \$653,458.96

3) 32 Escrows closed in 2020-2021

Motion to approve all Financial Reports: March 31, 2021: Balance Sheet, Profit and Loss Budget vs Actual Budget, Bank Reconciliation, General ledger, Check Register Detail, Delinquent Receivables (collections) and Payroll Summary. MSC Clayton/Pierce 5/0

4. Written Communication Log

#26 President Seiler suggested generic wording for Executive meeting minutes

30 ACC-C to write fine warning letter

65 ACC-C to send Nuisance letter and fine.

81/2 – ACC-A to send additional letter regarding state of property and fence

5. Community Actions and Issues

6. Old Business –

Owl box in Eucalyptus Grove (with bees) to be addressed. Ray Snider knows of a bee keeper. A new box may need to be installed.

7. New Business –

Board and staff voted to resume Zoom meetings until such time as Bonita Sunnyside Fire Department Community room is available for use.

8. Board Member Comments

SVCA has requested CHP officer on Central during peak traffic time to check speeders as noted by resident on Sprinter and Central,

9. Set Agenda for next meeting. Zoom meeting Tuesday, May 11 at 6:30. FO will send link the day before

10. Adjournment 3:00

11. Executive Session – not held

Respectfully submitted

A handwritten signature in grey ink, appearing to read 'MEP', with a horizontal line extending to the right.

Mary Ellen Phillips
BHHA Recording Secretary