

Bonita Highlands Homeowners' Association

Board of Director's Meeting Minutes

May 11, 2021 Zoom Video Conference

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 – Welcoming Committee

- B) **Pledge of Allegiance** – Moment of silence for military personnel and first responders.

- C) The next regularly scheduled meeting of the Board of Directors will be on June 8, 2021
Via Zoom. 6:30 Start time.

- D) Review and adoption of the minutes from April 10, 2021. MSC to approve the minutes.
Schlesinger/Diaz 5/0

2. **Homeowners Appearances:**

- A) Homeowners appeals to violation notices or fines.

1) 4242 Corral Canyon HO asked that the fine be removed as COVID prevented bank replanting in April. Bank was replanted in May. Motion to remove fine,
Schlesinger/Pierce 5/0

- B) Open forum for homeowners in attendance

3. **Committee and Staff Reports.**

- A) Welcoming Committee – Ray and Bobbie Snider

The Welcoming Committee visited 2 new homeowners.

B) Requests for Structural Modifications (ACC-A) John and Ana Maria Gilman

- 1) **4144 Country Trail** – Patio cover with deck – NOT approved
- 2) **4218 Corral Canyon** – concrete driveway, walkway, retaining wall and landscape of back yard. Approved- SCR expires 9/11/21.
- 3) **3904 Feather Rock** – New garage doors – Approved – SCR expires 9/11/21
- 4) **3655 Filly Lane** – paver driveway – Approved – SCR expires 9/11/21
- 5) **3642 Filly Lane** – in ground pool – Approved – SCR expires 9/11/21 (Open Space access to rear of property will require a bond and specific instructions for traversing open space.)
- 6) **4225 Country Trails** – new front doors – Approved – SCR expires 9/11/21
- 7) **6026 Central** – roof mounted solar panels – Approved – SCR expires 9/11/21
- 8) **4249 Corral Canyon** – Roof mounted solar panels – Approved – SCR expires 9/11/21
- 9) **5948 Pathfinder** – SCR submitted for inground pool. John to take to board for approval by when originally sent in.

Violation notices were sent to the following homeowners:

- 10) **5934 Steeplechase** – paver driveway without approval
-) 11) **3763 Wild Oats** – paver driveway without approval
- 12) **4210 Country Trails** – fence over 6 feet tall and deck built without approval or permit.
- 13) **4202 Country Trails** – fence over 6 feet tall and trash cans, other items stored in front of fence.

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

Inspection dates: 04/21/21 and 05/04/21

Notices sent for inspections – 9

Fine Warning letters – 14

- 1) **3709 Country trails** – Truck stored in driveway – fine balance \$1650 – recommend \$300 – HO has not responded since paying fine of \$450 before this new balance has accrued.
- 2) **3643 Filly Lane** – Work truck full of appliances stored in front of home – fine balance \$1200 – recommend \$150 – HO has not responded. Previous \$1200 for furniture in front of fence, weeds and Christmas lights.
- 3) **3908 Rock River** – Unregistered vehicle stored in driveway – fine balance \$450 (\$300 from 2018) recommend \$150 – HO has not responded.
- 4) **4003 Corral Cyn** – palm trees in need of trimming – no fine balance – Hold fine until June mtg as trimming to take place May 19, 2021

- 5) **5934 Rocky View** – Hillside in rear of property failing. Submitted SCR without permit ACC-A and VP Schlesinger working with HO. Recommend \$150 to motivate him. Need finalized plan from the county.
- 6) **4242 Corral Cyn** – Slope planting – Put fine aside as HO spoke to board at meeting and slope has been planted.
- 7) **3626 Country Trails** – Green pool causing nuisance – fine balance \$150 – recommend \$150. Neighbors are complaining about the impact on them from polluted pool.
- 8) **3667 Corral Cyn** – Yard needs maintenance and large limb needs to be cut away from sidewalk – fine balance \$200 – HO wants to meet with Sylvia and John. No new fine recommended
- 9) **4210 Country Trails** – weeds in driveway – no fine balance and no fine recommended as SCR in place for turf front yard.
- 10) **4152 Country Trails** – nuisance cause by feeding birds on back slope – no fine balance and no fine recommended as HO has stopped feeding birds per Michelle – fine warning letter issued.
- 11) **3618 Filly Lane** – nuisance caused by feeding birds and squirrels – no fine balance and no fine recommended as HO has stopped feeding birds and squirrels per Michelle. Fine warning letter issued.
- 12) **6037 Central** – two large pine trees are dying – no fine balance and no fine recommended. HO has until June 2021 to save trees with deep root watering.
- 13) **4011 Corral Cyn** – Weeds growing in yard and driveway - no fine balance and no fine recommended as father and son have cleared the weeds.
- 14) **5527 Horse Ridge** – nuisance being caused by roosters crowing- no fine balance or fine recommended – HO sent email saying tenants do NOT have roosters. MSC to approve fines as amended Clayton/Diaz 5/0

D) Open Space Committee (OSC) Michelle Kriz

- 1) Gopher/Squirrel Control behind Filly Lane: 6 gophers and 1 squirrel were captured in April. HO agreed to cut back on feeding birds to one feeder to keep seed off the ground. HO was asked to put a baffle under feeder to catch seed birds knocked out, that has not been done. OSC to send HO a reminder. 4152 Country Trail has a lot of squirrel activity and Adios cannot put traps in this area. OSC wants to hire with private contractor put bait traps in area behind the property. Motion to authorize OSC to pursue private contractor. **MSC---** 5/0. (I also have 4/1 for this item)
- 2) Corral Canyon East/Sprinter lane Carrot wood trees have been trimmed.
- 3) Trail dragging (three times a year) First dragging complete.
- 4) Bonita Fire installed a secondary lock at the upper ring gate entrance.
- 5) LandCare proposals for tree removal, skirting, trimming and irrigation.

- a) Trimming proposal #3238748 approved MSC Dias/Schlesinger 4/1 (Clayton)
- b) Irrigation proposals and trimming/removal proposals sent back for clarification

E) Financial Officer – Sandra Jones

1) Operating account beginning balance: \$417,100.68 – 4/30/2021 ending balance \$481,917.14

2) Reserve Accounts 4/1/2021 \$236,258.28 – Ending balance 4/30/2021 \$236,314.55

TOTAL CASH on hand \$718,231.69

3) 3 Escrow demands 0 closings

Motion to approve all Financial reports: April 30, 2021 reports: Balance sheet, Profit and Loss, Budget vs Actual, Bank Reconciliations, General ledger, Check Register Detail, Delinquent Receivables (collections) and Payroll Summary. MSC Clayton/Diaz 5/0

4. Written Communication Log –

#21 ACC-A sent letter.

#33 Stucco colors – no action

#35 RS to confirm address ck email.

#49 Sylvia and John to meet with homeowner.

#74 no SCR required.

5. Community Actions and Issues –

1) Corral Canyon is completely paved. There is a leak between Steeplechase and Blacksmith under asphalt. County to determine source and see that it is repaired.

2) San Diego Senior Volunteer Patrol is back up and running. They are looking for volunteers age 55+ with Driver's License and Insurance who are willing to take a two-week training course to volunteer.

6. Old Business

1. Gopher/Squirrel exterminator update in OSC report.

2) Owl Box in Eucalyptus Grove. Bees are to be left alone in box and at some time a new owl box might be put in the Open Space, or homeowners might choose to add owl boxes to their property.

7. New Business

1) RS requested HOA purchase a Microsoft 365 subscription for \$95 a year to complete update of HOA computer. **MSC 5/0**

8. Board Member Comments

9. Set Agenda for next meeting.

10.Adjournment – 8:46

11.Executive Session - held via zoom

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