

Bonita Highlands Homeowners' Association

Board of Director's Meeting Minutes

February 9, 2021

Zoom Video Conference

1. Call to Order:

NOTICE: Visitors, please make yourself known to VTC 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. The meeting is being recorded to assist the secretary in taking minutes. Thank you for your cooperation.

- a) Roll call: President Seiler called roll. All Board Members were present. All staff members were present. Guests: Mr. Murray, Mr. Fox, Mr. Garcia, and Mr. Gonzalez
- b) Pledge of Allegiance
- c) The next regularly scheduled meeting of the Board of Directors will be on Tuesday March 9, 2021 at 6:30 pm via ZOOM. The ANNUAL MEETING will be March 1, 2021 via zoom.
- d) Review and adoption of minutes from the January 12, 2020 meeting. Minutes were not approved as all board members had not had a chance to review revised minutes.

2) Homeowners Appearances

- a) Homeowner Appeals to violation notices or fines.
- b) Open forum for homeowners in attendance
- c) Homeowner on Country Trails came to express concern over condition of neighbor's property. To be discussed on ACC-C report

3) Committee and Staff Reports

- a) Welcoming Committee report – Ray and Bobbie Snider.
Ray and Bobbie had 10 new homeowners this month and were able to visit 5. 3 were not at home and 2 were being renovated.
- b) Requests for Structural Modifications (ACC-A) John and Ana Maria Gilman
 - 1. 5643 Loping Lane – JADU – approved
 - 2. 5959 Central - Retaining Wall – approved
 - 3. 4035 Country Trails – paint – approved
 - 4. 3618 Filly – fence with paint – approved
 - 5. 4354 Country Trails – renewal of SCR for pool – approved
 - 6. 3601 Country Trails – pool and spa – approved
 - 7. 4120 Corral Cyn – paver driveway – approved
 - 8. 5426 Annie Laurie – solar panels – approved – permit required
 - 9. 3702 Wild Oats – Kitchen remodel – approved – permit required
 - 10. 4218 Country Trails – bathroom remodel – approved - permit required

11. 5440 Horse Ridge sent a violation notice. Sylvia asked to send a fine letter in 10 days. John asked to see if the county has issued a county permit as a permit is required for the deck they are building. HO has not responded to SCR requests.
12. 5643 Loping Lane – JADU approved on the condition that the compressor for the HVAC is moved to the back of the house instead of next to neighbor’s fence.

c) Architectural Control Committee Report (ACC-C)

1. 3709 Country Trails – stored truck in driveway – previous fine balance \$1050 – recommend \$300.
2. 3646 Filly Ln – piece of furniture in side yard – previous fine balance - \$550 – fine recommended \$150 – HO has not responded.
3. 5838 Central – Trailer is back in the driveway – fine balance \$300 and \$150 is recommended. This same property was fined for a flag and sign, but CA Civil Code 4710(a) and (b) allow for both so fine balance is reduced by \$300.
4. 5866 Whirlybird – has never been on Sylvia’s list for non-compliance regarding the wall and drainage into the open space. This is not on Sylvia’s report and no fines levied. Dave Schlesinger recommends this not go on Sylvia’s report as it is being dealt with through legal team.
5. 3626 Country Trails – complaints about rodents and green pool to be discussed under new business.

Motion to accept fines: Schlesinger/Diaz 5/0

d) Open Space Committee (OSC) Michelle Kriz

Projects Completed: Sprinter Lane Brow Ditch Cover – replaced by County of S. D.
Projects Ongoing:

1. A letter was sent to County Parks and Rec regarding trail maintenance help.
Action pending.
2. Rodent removal behind Filly Lane. OSC recommends Landscape Pest Control as it is more cost effective
Motion: Diaz/Clayton to use bait stations (Landscape Pest) on Corral Cyn and Filly MSC 5/0
3. Area11 Eucalyptus Grove tree trimming scheduled to start February 15 and may take two weeks. Mulching will occur on the site and mulch will be dispersed on the west slope leaving grass area for children to play.
4. Bridge across brow ditch at 3601 Country Trls. was removed (by Felipe, Daniel and Michelle) and trail dragging will be rerouted to bypass the brow ditch.

2020-2021 Maintenance expenses were reported.

e) Financial Officer (FO) Sandra Jones

Operating Account:

1. SDCCU
2. WFB

3. NICU
 4. MFCU
- Motion to transfer \$25K MM02 to WBF checking

Reserves/Reserve Study

Motion to approve Level III Reserve Study (No inspection) for 2021 for \$350

New/Old Business

- 1) Notified by MK Printer that cost of newsletter will increase by \$400 a year (\$33 a month). Sharon asked that we ask for bids for the newsletter.
- 2) As of 2/8/2021 3 assessment checks have been deposited
- 3) Courtesy Invoices will be mailed by the end of the month.

Motions: motion to transfer \$25K, approve Level III reserve study and reports: balance sheet, Profit and Loss vs Actual, Bank Reconciliation, General ledger, check registers detail, Delinquent Receivables and Payroll Summary. MSC Clayton/Diaz 5/0

4. Written Communication Log:

- 1) Item 10 – Sylvia to write fine warning letter for no accurate address.
- 2) Item 12 – John to pursue SCR for improvements and ownership
- 3) Item 35 – Sunny View Ct drainage issue. Permission given to contact GBF regarding drainage issue.
- 4) HO wrote regarding people “prowling” the neighborhood. (John to share his magnetic signs with Sylvia so her car is identifiable). HO also commented on \$10k mailing for the newsletter which is actually the cost of the newsletter, postage and postage for all HOA mailings. Ho suggested going to a management company to cut assessment cost and President Seiler said that had been investigated before and the cost would be monthly and not an annual assessment.

5. Community actions

A HO reported aggressive unleashed dogs at the horse ring. Dan Diaz went to the horse ring, encountered the non-Highlands resident with the unleashed dogs and said dogs must be leashed on Highlands property and County property. A board discussion ensued about double locking the gates to the horse rings so County Animal Control could make routine checks to ensure there were no unleashed dogs. Michelle is to investigate the possibility of double locking both gates.

6. Old Business

- 1) Motion to correct error in 12/12/20 minutes making vote 5/0 for donation vote.

MSC Clayton/ Diaz 5/0

7. New Business

1) Board policy on donations. GBF said a donation to a charitable organization, in the name of a board member is legal. It was suggested that in the future, trees be planted in honor of those serving our association. The financial officer is to cut the check reimbursing Sharon Clayton for the donation she made on behalf of the board.

2) A HO requested permission to pursue a "tree house library" in the open space. Sharon Clayton to contact the HO and suggest he connect with the Optimist Club regarding books for the library. There were liability concerns regarding placement in the open space as children play there and might collide with the structure. There was no opposition to a HO placing the structure on his own property.

3) HOs have repeatedly expressed concern about neighbor with a green pool and a rodent infested palm tree that creates health concerns for those living around him. Sylvia to write owner of the property (which is a rental) instructing him to remedy the situation. Hos asked to contact the county Vector Control for help in the interim.

8. Board Member comments

- a) Blighted shopping center on Bonita Rd to be addressed in planning commission meeting 2/16
- b) Corral Cyn resurfacing has begun and abruptly stopped.

9. Adjournment 8:00

10. Executive Session was not held.

Respectfully submitted



Mary Ellen Phillips
BHHA Recording Secretary