

Bonita Highlands Homeowners' Association

Board of Director's Meeting Minutes

January 12, 2021

Zoom Video Conference

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 call: President Seiler called roll. All Board Members were present. Ray Snider was absent. All other staff members were present.

b) Pledge of Allegiance

c) The next regularly scheduled meeting of the Board of Directors will be on Tuesday February 9,, 2021 at 6:30 pm via ZOOM.

d) Review and adoption of minutes from the December 12, 2020 meeting. MSC to approve minutes as read Clayton, Diaz (5/0).

2) Homeowners Appearances

a) Homeowner appeals to violation notices or fines

1. Homeowner on Snaffle Bit came regarding a fine after not receiving the Fine Warning Letter. He asked that fine be rescinded as he planned to correct the problem immediately.
2. Homeowner requested that the fine he received for his chickens be rescinded/forgiven as he had gone to great expense to rehome his chickens.

b) Open forum for homeowners in attendance

1. Mike Seiler thanked Sharon Clayton and Sylvia Tucker for judging the Christmas lights. Sharon in turn thanked Sandra Jones for providing checks in envelopes to be delivered to the winners.

3) Committee and Staff Reports

a) Welcoming Committee report – Ray and Bobbie Snider.

Ray and Bobbie were unable to visit the new homeowners this month.

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

1. 3734 Country Trails – renew scr for xeriscape - approved
2. 5805 Blacksmith – retaining wall and driveway - approved
3. 5426 Annie Laurie – paint - approved
4. 4347 Country Trail – paint - approved
5. 3947 Country Trail – retaining wall in back yard - approved
6. 3726 Corral Canyon – fence in back yard - approved
7. 3925 Rock River – fence in backyard - approved

8. 5956 Pathfinder – solar – approved – permit required
- c) Architectural Control Committee Report (ACC-C)
1. 3750 Wild Oats – nuisance (chickens and rodents) – previous fine of \$50 – proposed fine removed. \$50 fine rescinded as problem is resolved.
 2. 3709 Country Trails – Homeowner fined \$300 for truck stored in driveway – previous fine balance \$750 – HO aware of problem but continues to store truck.
 3. 3643 Filly Lane – furniture stored in front yard. HO fined \$150 – Fine balance \$400 – HO has not responded.
 4. 5912 Snaffle Bit – trailer parked in front yard – HO attended meeting and will see that problem resolved immediately. No fine recommended.
 5. 5736 Barley Court – Homeowner fined \$150 – parkway on Central needs ground cover – Fine balance \$300– HO has not responded.
 6. 5838 Central – trailer in driveway, political flag flying on front of garage, church sign in front – Fined \$350- Fine balance \$250 – HO has not responded., Motion was made to accept all fines #2,#3,#5,#6, (rescind #1 and #4)) MSC Clayton/Diaz 5/0
- d) Open Space Committee (OSC) Michelle Kriz
1. Projects completed:
 - Corral Canyon pump station Eucalyptus removed with 6’ stump left
 - Central Ave. Green Belt irrigation leak repaired and timer replaced
 - Corral Cyn Green Belt broken sprinkler heads (5) replaced
 - OSC wrote to SD County Parks and Rec requesting monies for trail maintenance to help offset BHHA Maintenance costs.
 - Letter regarding retaining wall @ 5866 Whirlybird Way written/mailed
 2. The issue of rodent removal was addressed. Michelle researched two options: 1) Landscape Pest \$210 for bait traps and \$120 monthly for maintenance and 2) San Diego Wildlife Pest Control which uses CO2 gas in tunnels. Daytime treatment for gophers and nighttime treatment for squirrels \$885 for brow ditch area only (3 treatments recommended) \$1500 for extended area (3 treatments recommended). OSC recommends Landscape Pest for \$210 initial treatment and resume monthly treatment of Corral Canyon East and West and this bank. After situation under control bi monthly maintenance could be scheduled. HO on Filly would be notified and asked to curtail bird feeding until situation under control. BOD asked Michelle to call Wildlife people and see if bird feeding mattered. Daniel was asked to check bird feeders on Filly Lane. Decision deferred until February 9 meeting.
 3. Area 11 Tree Trimming: OSC to project amount for tree maintenance. Both Daniel and Michelle favor a conservative approach to tree trimming “Eucalyptus Grove”. Taking out most dangerous trees and skirting and lacing the rest. LandCare submitted a bid of \$24,778 for less aggressive, long term plan. There was “tacit” approval of the LandCare proposal.
 4. OSC to bring a plan for the repair of the “bridge” across brow ditch behind 3601 Country Trail to the next meeting.

e) Financial Officer (FO) Sandra Jones

Operating Account:

1. SDCCU
2. WFB
3. NICU
4. MFCU

Motion to approve all financial reports Clayton/Schlesinger 5/0

Reserves/Reserve Study

1. Level III Reserve Study for FY 2021-2022.

Motion to fund reserve acct failed for lack of a second. Director Clayton asked to go on record as favoring funding of reserve acct.

Motion: to approve Level III Reserve Study Final Draft for FY 2021-2022 with Funding Option 3 (last updated 12/18/2020 by Sonnenberg & Co CPAs) MSC Clayton/Pierce 5/0.

Motion: to increase annual assessment to \$435 (which would realize an additional \$26,680 from which \$21,680 would go to operating budget and \$5,000 to reserve acct.) MSC Schlesinger/Clayton 5/0)

2. New/Old Business

1. BOD Motion to approve Annual Budget for FY 2021-2022 presented as "3rd Reading V2 Final 01/12/2021 with Annual Assessment to be \$435 per unit
2. Board to look at a tree/brush proposal for 2021
3. Motion to approve revised budget Clayton/Diaz 5/0
4. Annual mailing to be mailed in catalogue envelopes because of the size.
5. To mitigate liability in Open Space OSC has posted "no trespassing" signs on both gates leading to the horse rings. OSC will report progress/status of the rest of the signs at trail entrances.
6. Motion to approve all financials Clayton/Diaz 5/0

4) **Written Communication Log** reviewed and accepted. (ACC-A to work with HO regarding dirt run-off on 5755 Sprinter)

5) **Community Actions and Issues** - None

6) **Old Business** - None

7) **New Business**

- a) On behalf of the Board of Directors, Sharon Clayton made a \$150 donation to Sharp Hospice in lieu of flowers, following the death of Board member Gary Snyder.

8) **Board Member comments**

- a) Chain Saw craftsman to be put in newsletter, seeking craftsman to create chair from large Eucalyptus stump on trail by pump station.
- b) ACC-A to check with HO at 5440 Horse Ridge regarding work being done without an SCR. This could be a home being prepared to be "flipped"

c) SVCA reports that there is not enough CHP staff for an officer in Bonita but CVPD will have an officer on board.

9) Set Agenda for next meeting

10) Adjournment 8:00

11) Executive Session was not held.

12) Respectfully submitted

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

Mary Ellen Phillips
BHHA Recording Secretary