

Bonita Highlands Homeowners' Association

Board of Director's Meeting Minutes

March 9, 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-absent) Gilman ACC-C Sylvia Tucker ACC-C
Michelle Kriz – O.S.C. Mary Ellen Phillips – Recording Secretary Ray & Bobbie Snider
(absent) Welcoming Committee

Guest Homeowners: Kristianson, Sampsel, Revelas, Fox, and Williams.

B. **Pledge of Allegiance**

C. The next regularly scheduled meeting of the Board of Directors will be on April 10, 2021 at 1:00 in the Upper Horse Ring

D. Review and adoption of the minutes from January 12, 2021 and February 12, 2021. MSC Diaz/Schlesinger 5/0.

2. **Homeowners Appearances:**

A. Homeowners appeals to violation notices or fines.

1) 5440 Horse Ridge, Bloomingtown Investments (Claudia Williams) wishes to deal with violations as the property is in escrow. SCR will be submitted for work completed: a retaining wall that can be brought into compliance, a gate that is too tall which will be shortened, and plans provided for concrete poured. The 20X20 deck needs to be approved/permitted by the county. Bloomingtown Investments to provide plans used to build the deck. ACC.A to complete SCR for all improvements (without the deck), reduced height of gate and sign off. Second SCR for deck to be discussed in Exec. Session.

B. Open forum for homeowners in attendance - none

3. **Committee and Staff Reports.**

A. Welcoming Committee – Ray and Bobbie Snider (absent)

Ray and Bobbi visited new homeowners (6). 2 were not home, 1 was a renter, 2 being renovated and 1 a resale.

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

- 1) 5604 Loping Lane – Gazebo – approved, no permit required
- 2) 5811 Blacksmith Rd. paint, windows and garage doors – approved, no permit Required.
- 3) 3649 Filly – paint – approved – no permit required
- 4) 3912 Rock River – 5’ block wall and gate – approved – no permit required.
- 5) 3712 BBB – alumiwood patio cover – approved PERMIT REQUIRED
- 6) 5560 - bed, bath remodel – approved – PERMIT REQUIRED
- 7) 5763 Sprinter – renewal of SCR for landscape – approved – no permit required
- 8) 4210 Country Trls – artificial turf – approved – no permit required
- 9) 3910 Country Trls – re-roof – approved – PERMIT REQUIRED
- 10) 5440 Horse Ridge – Patio and driveway concrete, retaining wall, gate and deck – **not** approved. Deck, PERMIT REQUIRED.
- 11) 3734 Country Trls – solar panels – approved – PERMIT REQUIRED
- 12) 4218 Country Trls – solar panels – approved – PERMIT REQUIRED

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

- 1) 3709 Country Trls – Stored Truck – fine balance \$1350 – recommend \$300 fine – HO paid a previous fine balance of \$450 but has not moved truck. Fine increase to \$302)
- 3643 Filly Lane – piece of furniture stored in yard and Christmas lights still on house
Fine balance \$700 – recommend \$300 HO has not responded (fine \$100 for lights and \$200 for furniture)
- 3) 5838 Central – Trailer in driveway – fine balance \$450 – recommend \$300 HO has not responded.
- 4) 3626 Country Trails – overgrown palm and green pool – recommended fine \$150
ACC-C contacted HO and nuisance letter forwarded to HO. HO sent a letter to board explaining everything. HO email forwarded to BRD. This property is to be addressed in Exec session.

- 5) 3716 BBB – Garage doors and trim to be painted – no fine recommended – HO requested time to get bids for painting.
 - 6) 3727 Corral Cyn – Failure to return ANARRS form – recommend \$100 fine – FO contacted HO and working to resolve situation. NO fine at this time.
 - 7) 6037 Central – two pine trees dying – HO has responded – Sylvia to set 3 month time limit.
 - 8) 5440 Horse Ridge – failure to submit SCR for retaining wall, concrete and deck - \$600 fine recommended. To be discussed in Exec. Session.
 - 9) 3645 BBB – Front slope needs planting – no fine at this time – HO asked for additional time as rabbits are eating his plants!
 - 10) 5527 Horse Ridge – Garage door and trim need to be painted – no fines recommended as HO responded and is getting bids. Plans to have work completed by Mar. 31.
- Motion to approve fines for #1, 2, and 3. MSC Clayton/Diaz 5/0

D. Open Space Committee (OSC) Michelle Kriz

- 1) Eucalyptus Grove (Area 11) work completed. Trail will be cleaned and dragged, mulch will be spread and stumps killed.
- 2) S.D. County and Rec – Fernando Acero (SD Co. Parks and Rec) to do more research on area before meeting to discuss maintenance,
- 3) City of Chula Vista – After reviewing maps, Mr. Hernandez reported that maintenance of brow ditch and all brush/tree removal on trail at the southern border of Bonita Highlands is City of CV property and their responsibility. Mr. Hernandez agreed to meet regarding trails on west boundary of Highlands and City of CV.
- 4) Bridge Across Brow Ditch behind 3601 Country Trls – OSC to get more info from County regarding trail location.
- 5) Gopher and Squirrel Control – OSC accepted bids as Landscape Pest Control has declined the job. Board moved to hire Adios Pest Control for both Filly Ln and Corral Canyon pest control. MSC Clayton/Diaz 5/0. Michelle to issue contract.
- 6) Manhole cover on Wild Oats says City of CV and SD County says it is theirs. Michelle is to draft letter to County regarding their use of the trail as a service road to clean sewer line. MSC 5/0

E. Financial Officer – Sandra Jones

- 1) Operating Accounts:
 - a) 2/01/21 Beginning balance \$270,830.70
 - b) 2/28/2021 Ending balance \$268,344.96

2) Reserve Accounts:

a) 2/01/21 Beginning balance \$236,147.66

b) 2/28/2021 Ending balance \$236,152.55

3) Escrow Report

a) January 2021: 2 demands sent/ 2 closing

b) February 2021: 2 demands sent/ 3 closing/ 1 cancellation

4) Level III Reserve Study for 2022 scheduled to start November 2021

5) As of 3/6/2021 245 Assessments checks have been received.

Motion to approve February 28, 2021 reports: balance sheet, Profit and Loss, Budget vs Actual, Bank reconciliations, general ledger, check register detail, delinquent receivables and payroll summary. MSC Schlesinger/Pierce 5/0

4. **Written Communication Log** – reviewed.

ACC-A to contact county to see if they will paint a red curb on the north side of Central and Sprinter to aid motorists trying to turn left on to the Cul de Sac.

5. **Community Actions and Issues**

6. **Old Business** –

A. Adios Pest Control selected to deal with rodent problems on Filly Ln. and Corral Cyn.

B. Corral Cyn repaving to resume.

7. **New Business**

A. Motion to approve Board of Directors Election results – MSC Clayton/Diaz 5/0

B. COVID 19 policy document not required per GBF.

C. April meeting to be held outdoors at upper horse ring on Saturday April 10, 2021 (weather permitting)

D. Owl Box to be lowered and bees removed. Michelle to pursue bee removal.

E. Michelle to have carrot wood trees on Corral Canyon and Sprinter trimmed.

8. **Board Member Comments**

9. Set Agenda for next meeting.

10. Adjournment – 8:27

11. Executive Session was held

Respectfully submitted

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

Mary Ellen Phillips
BHHA Recording Secretary