



**Bonita Highlands Homeowners' Association
Board of Director's Meeting Minutes**

April 14, 2026 – In Person Meeting

1. Call to Order.

The meeting was called to order by the President who welcomed everyone and highlighted the guidelines for the meeting. It was conducted by “Roberts Rules of Order,” with those wishing to speak before the Board addressing the chair, recognized, identifying themselves by name and Highlands’ address. The President limited comments to a reasonable time per individual to ensure adequate time for all individuals to speak. The President stated the meeting was being recorded to assist the Recording Secretary in taking Minutes.

a. Roll Call:

Board of Directors (present unless noted as absent)

Mike Parnell – President Liz Wetter – Vice President

Stephen Fox – Secretary Dana Toogood – Treasurer

Dan Diaz – Member at Large

Staff Members (present unless noted as absent)

Sandra Jones – FO John Niekrasz- ACC-A Isaac Frangie – ACC-C

Mike Webb – Open Space Chair Mary Ellen Phillips – Recording Secretary

b. Homeowners in Attendance: 7 homeowners was present

c. Pledge of Allegiance.

d. Next Board of Directors (BOD) Meeting. The next regularly scheduled BOD Meeting will be at 6:00 p.m. on May 12, 2026, at Bonita Sunnyside Fire Station, 4900 Bonita Road.

e. BOD Meeting Minutes. There was a review and adoption of the BOD Meeting Minutes from March 10, 2026, BHHA BOD and Homeowners Meeting.

Motion: The President made a motion to approve the March 10, 2026, BOD Meeting Minutes and the Secretary seconded the motion. Motion, Second, Vote (MSV): M. Parnell/Fox, 5/0.

2. Homeowners' Appearances

a. Homeowner Appeals to Fines. None

b. Open Forum for Homeowners.

1) A number of homeowners on Galloping Way came to request guidance regarding the trucks parked on their street. The Board pointed out that the BHHA does not own the streets and parking is legal provided the vehicles are not parked in one place for over 72 hours. The Board noted they had talked with the owner of the vehicles and they had made some changes and removed some vehicles. The Board also recommended the homeowner reach out to the owner and address any issues with the parked vehicles. Some homeowners questioned the idea of the homeowner running a business out of his home. The Board noted they had checked with the San Diego County and that unless workers are coming in and out of the home it's not a San Diego County code violation.

3. Committee and Staff Reports.

a. Architectural Control Committee – Authorizations (ACC-A) – John Niekrasz

ACC-A discussed properties with “long running” issues.

- 1) There is a railroad tie retaining wall project that is not showing any progress.
- 2) There is a block retaining wall project that is not showing any progress.
- 3) There are two other minor landscaping issues.

The ACC-A will continue to monitor all these and reach out to the homeowners.

Report Status: The Board Accepted the ACC-A report as presented.

b. Architectural Control Committee – Conformance (ACC-C) – Isaac Frangie

- 1) The ACC-C is monitoring Lot 239. There has been progress but it has been slow and a fine warning letter will be sent requesting a specific end date for completion of the work.
- 2) Lot 523 seems to have stopped working on their yard project; the weed barrier and the weeds are gone. ACC-C to check property before issuing a fine letter.
- 3) A homeowner reached out about “security lighting” a renter had put around the eaves of the house (Lot 078). After reviewing the questioned lighting, it does not appear to be security lighting, hence it’s in violation of the BHHA Rules and Regulations and needs to be hidden or removed.
- 4) Lot 556, the homeowner put in turf and stopped the balance of the yard project. Weeds are tall in all non turf areas. The homeowner hasn’t communicated to the BHHA in response to any of the Friendly Door Hangers. ACC-C will ask for fine at the next meeting if no progress is seen or communications received in the next month.
- 5) ACC-C is monitoring a property on Corral Canyon with box trailer and another trailer that appear stored.
- 6) The homeowner on Rocky View Court with the major backyard slope failure will receive a nuisance and fine warning letter as his slope failure is impacting his neighbors and is a safety issue.

Report Status: The Board accepted the ACC-C report as presented.

c. Open Space Committee (OSC) – Mike Webb

1) Key Issues and Updates:

- a) The OSC explained the Holly Oak Arbor Care work for tree and brush work across several Open Space Areas (8, 9, and 10) was complete. He also noted the next Open Space Areas to be addressed are 2, 3, 4, and 7; receiving quotes for this new work to be presented to the Board for approval.
- b) The trail by the monument on south end of Corral Canyon is very overgrown all the way to the water tower and pushing on homeowners’ property fences. The OSC will be looking into the work that needs to be done.
- c) The OSC noted the San Diego County had trimmed the brush on the Proctor Valley side of homes along Country Trails and threw some of the debris into the canyon. This represents a fire hazard to the Highlands and the OSC is going to address it with the San Diego County.

2) Slope Failure.

- a) The OSC explained it continues to be challenging to get soil engineers to respond to Good Karma slope issue.

- b) This pending project has gone on for over a year and the OSC is requesting funds to implement a recommended slope repair. The Board said this would be discussed in the Executive Session after the meeting

3) Other Updates:

- a) Open discussion regarding the installation and location of a Split Rail Fence on the berm of the open lot on the west side at the north end of Wild Oats Lane. The purpose is to minimize the random entry of the open lot by vehicles. The estimated for the fence is \$3,200. No action was taken at this time.

- b) OCS recommended a clean-up effort on Annie Laurie Lane cul de sac, to weed wack weeds and clear minor brush. The Aztec estimated cost was \$1,040.

Motion: The President made a motion to accept the Aztec bid of \$1040 to clean up the weeds and brush on the Annie Laurie cul de sac, and the Vice President seconded the motion. MSV: M. Parnell/L. Wetter, 5/0.

- c) The OSC is working with Aztec to ensure they have secured the mowing equipment for May/June time frame.

Report Status: The Board Accepted the OSC report as presented.

d. **Financial Report – BHHA Treasurer**

- 1) Financial Officer prepared the usual financial reports and the Treasurer had reviewed all of them and reported they looked normal.
- 2) It was noted that as of 1 APR 2026, 86% of homeowners have paid their assessments; and these funds are being moved into two CDs.
 - a) One CD for \$100K
 - b) One CD for \$180K

Report Status: The Board Accepted the Financial Reports provided.

e. **Communication Log – Recording Secretary -- M.E. Phillips**

Report Status: The Board Accepted the Communication Log report as presented.

4. **Old Business.**

- a. Check for the election inspector.

Motion: The President made a motion to pay the BHHA Election Inspector \$100 as has been done in the past and the Vice President seconded the motion. MSV: M. Parnell/L. Wetter, 5/0.

5. **New Business.**

- a. Exterior Lighting. The Vice President read a proposed change to the BHHA Rules and Regulations associated with exterior lighting. Lighting location, times of year colored lights can be used, light pollution and light into the night sky. This addresses lighting for eaves, not porch lights, security lights, and motion lights. The President is going to talk with Mr. Bray at the San Diego County for additional information and guidance from the County on exterior lighting. The updated proposed change for the Rules and Regulations is pending, will be put in the Newsletter, and discussed at the next meeting.
- b. Electric bikes. There was a small discussion on this issue about the number of younger people riding electric bikes at high speeds in the Highlands.

6. Community Actions and Issues.

- a. Paloma Aguirre (San Diego County Board of Supervisors) will have a “State of Bonita” meeting in August
- b. The San Diego County Animal Shelter over by Highway 54 is scheduled to close and there are various entities looking to take over the property.

7. Board Member Comments. None

8. Adjournment. The meeting adjourned at 7:45 pm.

9. Executive Session. An Executive Session was held after the meeting.

Respectfully Submitted

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

Mary Ellen Phillips – BHHA Recording Secretary