

Bonita Highlands Homeowners' Association  
Board of Directors Meeting - Minutes  
June 11, 2019

1. Call to Order - The meeting was called to order at 7:00 by President Mike Seiler, who welcomed all the homeowners and guests. He reminded all guests wishing to speak to come to the lectern and address the chair, limiting comments to 3 minutes if possible.
  - A. Roll Call: # Directors were present Directors Debbie Allen and Sharon Clayton were absent. All staff were present.
  - B. Pledge of Allegiance was recited
  - C. Next regularly scheduled meeting of the Board of Directors will be August 13, 2019, at 7:00 p.m. in the Bonita Sunnyside Fire Station. President Seiler reminded the audience that there was no meeting in July.
  - D. The minutes from the May 14 meeting were reviewed and approved. M/S Snyder, Schlesinger. Passed 3-0
2. Homeowner appearances:
  - A. Homeowner appeals to violation notices or fines:
    - 1) 3709 Country Trails. A contractor came on behalf on the homeowners. There are 3 code violations on this property with 2 pending. The current standing patio cover is out of compliance and will come down. There is a pergola that needs to be moved because of set-backs. The pergola will require a county permit to relocate and Gilman's will work with H.O. moving forward regarding permits required for replacing patio cover and pergola relocation. Plan to relocate pergola approved pending county permit.
  - B. Open Forum for homeowners
    - 1) 5736 Good Karma Homeowner walks the Highlands and is concerned that some foliage is growing over sidewalks making passage impossible. She is also concerned about two color selections by homeowners. She questioned the color of a home on Country Trails and a front door on Wild Oats.
    - 2) Mr. Sampsel expressed concern about a suspected RV rental in a home on Central and Corral Canyon. There are usually 4 RVs parked on Corral Canyon and two are parked on the property on the corner. Many homeowners have contacted the HOA about this property/business. President Seiler stated that he is working on a solution for this problem through Supervisor Greg Cox's Policy Advisor.
    - 3) 5781 Sprinter. Homeowner came to address the amount of time it has taken to clear out and renovate the property at this address. The original homeowners are deceased and the trustees are trying to clear out 40 year's worth of belongings and update the property. He was told that if the bin on the property was still on the driveway at the August meeting a fine would be levied. Board asked for updates June 30 and July 31.
3. Committee and Staff Reports:
  - A. Welcoming Committee ( Bobbie and Ray Snider) Four new homeowners were visited and each received a mug and a copy of the new Rules and Regulations.
  - B. Requests for Structural Modifications (John and Ana Maria Gilman)
    - 1) 4152 Corral Canyon - room addition - permit required - approved
    - 2) 4022 Country Trails - paver walkway, driveway and planter - no permit required - approved
    - 3) 3751 Corral Canyon - lawn in front yard - no permit required - approved
    - 4) 3852 Country Trails - paint and garage door - no permit required - approved
    - 5) 5821 Central - side yard fence - no permit required - approved
    - 6) 5808 Whirlybird Way - paint - no permit required - approved

- 7) 6014 Blacksmith - artificial turf - no permit required.
  - 8) 4202 Country Trails - extend driveway with concrete - no permit required - approved.
  - 9) 4339 Country Trails - pool, pergola, fence - permit required - approved
  - 10) 3742 Country Trails - paint - no permit required - approved
  - 11) 5962 Lazy Trail - re-landscape - no permit required - approved
  - 12) 3709 Country Trails - patio cover - NOT approved
  - 13) 3937 Country Trails - solar - approved for the board.
  - 14) 4014 Shadow Rock - A/C- approved for board
  - 15) 3709 Country Trails - moving existing pergola - no permit required - approved.
- C. Architectural Compliance - (Sylvia Tucker)
- Inspection dates: 05/17/19 and 06/04/19
- Notices sent for inspections - 18
- Fine letters sent - 6
- Fine Warning letters - 9
- Fine Summary: Outstanding fines: April 2019 fines = \$1,100 Total \$32,697 (8/17 to present)
- Fine Warning letters:
- 1) 3934 Corral Canyon - Homeowner fined \$300 for lack of maintenance on front yard. There is a stored van and water tanks on the driveway. Previous fine balance \$1500.
  - 2) 6014 Blacksmith - Homeowner fined \$100 for condition of front yard. SCR for turf expired. Previous fine balance \$150.
  - 3) 3727 Corral Canyon - Homeowner is fined \$200 for the condition of the front yard and an additional \$150 for the vehicle stored in the driveway. There are 21 previous fines on this property. HO filed bankruptcy in 5/18, fines restarted 6/18. All correspondence returned unopened. Total fines on this property \$3600.
  - 4) 5951 Central - Homeowner is fined \$200 for the condition of the front yard, bricks in planter that need attention and house trim plus garage that need to be painted. Total fines on this property \$1050. The homeowner has not responded.
  - 5) 6020 Central - There are two large palm trees in the front yard in need of trimming. There are 4 fines on this property totally \$250 with a fine of \$100 recommended this month. The homeowner has not responded. ACC-C noted that there are fines totaling \$600 remaining from 2007-2009.
  - 6) 3774 Wild Oats - The homeowner has been fined 4 times for the condition of the front yard. The fine balance is \$250 with \$100 recommended for this month. Homeowner sent a check to the HOA made out incorrectly which was returned to him, with a note, to be rewritten. Fines recommended by ACC-C were approved. Motion Snyder, Second Schlesinger Carried 3/0.
- D. Open Space Committee (Glenn Kopp)
- 1) Open Space Mowing: As of this date, June 9, 2019, we are about one-third of the way finished with the mowing of the open space. At present, the west side of Corral Canyon has been mowed and workers are now mowing on the east side of Corral Canyon, which covers most of the area up to Country Trails.
  - 2) 3618 Filly - Homeowner concerned about the mowing of the open space. This area was covered when the first area was mowed.
  - 3) 3836 Country Trails - Homeowner concerned about the Eucalyptus trees in the Open Space next to her back fence. Once the mowing is completed, the tree situation will be addressed.
  - 4) 5806 Shadow Canyon - Homeowner concerned about Eucalyptus in the Open Space and this tree, too, will be addressed when mowing is complete.
  - 5) 3903 Country Trails - Homeowner concerned about the mowing. Explanation of the mowing process eased their concern.

- 6) Mowing should be completed in 4 more weeks. Terra Care has had 6 supervisors in the first year of their contract which has made this difficult for Glenn.
- 7) Glenn is to remake the colored map for areas to be addressed by the landscape contract.
- 8) Sprinklers have not been properly run. Glenn has talked to the landscapers about the process for alternating the valves that are manual, to get maximized coverage and efficient water usage.
- 9) Trail drainage is to be addressed when the trailed are groomed.

Maintenance Contract June 2019

Item number	Delivery order	Cost
2A	Grass Mowing	\$ 824
10	Irrigation	936
Total		\$ 1,760

E. Financial Officer's Report (Sandra Jones)

- 1) Balance Sheet 5.31.19
    - a) SDCCU 1 year transferred into SDCCU MM acct. 5/14/2019
    - b) WFB Checking/Savings: Replace 3rd signer on acct by Brd. resolution 5/14/2019, Change street mailing address from Blacksmith to Corral Canyon (Brd. Treasurer address)
  - 2) Reserve Acct: no activity
  - 3) Budget: P and L, Budget vs Actual
    - a) Collected 97% of assessments
    - b) Legal: Collections and Recovery. This account has a negative balance due to reimbursements from GBF that exceed our GBF expenses to date.
  - 4) Escrow report: 2 demands sent. 4 escrow closings.
  - 5) Reserve Study: Level II Reserve Study for FY 2020 scheduled for August 2019 (Sonnenberg & Co)
  - 6) Old Business:
    - a) Assessments: 650 accts. deposited, 17 delinquent.
  - 7) New Business:
    - a) Terra Care outstanding invoices being disputed and will be resolved by next meeting.
    - b) Request board to purchase Dell Desktop Model 3670 \$700 +Tx. (moved Snyder, Second Schlesinger, Carried 3-0)
4. Written Communication Log (Mary Ellen Phillips) - The log was reviewed and accepted.
  5. Community Issues and Actions.
    - A. San Miguel Road is to be improved in front of Sunnyside School, which is undergoing remodeling and will reopen in September, rather than July.
    - B. The Willow Street bridge project is complete and opened.
    - C. Bonita Road resurfacing is in progress.
    - D. SVCA to push county to improve Corral Canon as it is not on the 2020 improvement plan
  6. Old Business:
    - A. FO requested board cancel action to buy a \$200 refurbished computer.
  7. New Business:
    - A. Motion to buy a Dell 367 computer for the financial officer, not to exceed \$800. Motion Snyder, Second Schlesinger. Carried 3/0
    - B. Staff Sick leave Management and Accounting. The board discussed ADP (pay roll company) questions about employees and decided to investigate a "Zero hour" employee Contract. There was a motion to move forward with the Zero Hour Employee Contract, process. Motion Snyder, Second Schlesinger. Carried 3/0
  8. Board Member comments:
 

The Board discussed the unsatisfactory work provided by Monarch Landscaping. Monarch acquired

Terra Care after the Highlands contract began. The landscaping contract will go out for bids in March 2020.

9. Meeting adjourned at 8:45

10. Executive session was held.

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