

Bonita Highlands Homeowners' Association

Board of Directors Meeting - Minutes

March 12, 2019

1) **Call to order** at 7:00 by President Mike Seiler.

- a) Roll Call: All directors and Staff present
- b) Pledge of Allegiance
- c) The next regularly scheduled meeting of the Board of Directors will be on Tuesday April 9, at 7:00 pm., at the Bonita Sunnyside Fire Station.
- d) The minutes from the March 4 Annual Meeting were reviewed and adopted (MSC Clayton Snyder 5-0)

2) **Homeowners Appearances**

- a) Homeowners appeals to violation notices or fines
 - 1. 5702 Yearling. Homeowner stated he has tried to comply with each of his fine warning letters. He has purchased ice plant (as suggested) for the bank, and he feels that he has been fined excessively. He fixes the issue and another issue is pointed out. President Seiler explained that previous fines cannot be worked off and that his original fine(s) remain in effect. No additional fines have been levied. An SCR with a landscape plan would solve this problem.
- b) Open Forum for Homeowners
 - 1. Mr. Sampsel has 4 concerns: First he feels the agenda is in error as "Stickers" were not on the newsletter agenda, there by notifying the public. Second he referenced Don Scovel and the assessment amount staying above \$213 K. Third he asked when the wall on 3766 Corral Canyon would be cut back. And lastly he asked about the monetary value of past due assessments and fines with a follow up question about small claims court action.
 - 2. 5932 Rocky View Ct. Property owners stated that their bank was slipping as the hillside was moving. There was a discussion of lots being cut and fill and the problems that came with compaction on fill areas, over time. Glenn is to meet with HO and advise on possible solutions to the problem.

3) **Committee and Staff Reports**

- a) **Welcoming Committee** report: Three new homeowners were welcomed into the Highlands (one each on Filly, Country Trails and Corral Canyon).
- b) **Requests for Structural Modifications (ACC-A)**
 - 1. 4010 Country Trails - re roof - approved
 - 2. 3966 Corral Canyon - remove brick, replace with stucco, replace walkways, re-landscape - approved.
 - 3. 3966 Corral Canyon - cut back free standing wall = approved
 - 4. 5717 Winners Circle - 36" split rail fence - approved
 - 5. 4209 Corral Canyon - replace driveway, walkway, steps to sidewalk , artificial turf approved.

6. 3903 Corral Canyon - replace windows - approved
7. 3775 Wild Oats - paint trim - approved
8. 4113 Country Trails - landscape front yard - approved
9. 5763 Sprinter - landscape front yard - Hold until April

c) Architectural Control Committee - Compliance

Outstanding fines: February 2019 fines = \$2200 Total = \$31,192 (8/2017 - present)

Inspection dates: 02/25/2019 and 03/09/2019

Notices send for Inspections - 5

Fine Warning letters - 5

Fine Letters - 24

Fines approved by the Board:

- 1) 3934 Corral Canyon - Homeowner fined \$300 (\$150 for stored van in driveway, \$150 for lack of ground cover, trash cans and debris in front yard). Homeowner has responded but has failed to submit SCR or correct outstanding compliance issues. Prior fine balance is \$900.
- 2) 3643 Filly – Homeowner fined \$50 for leaving Christmas lights on house. No response received from homeowner.
- 3) 3667 Corral Canyon – Homeowner fined \$100 because front yard needs watering, fertilizer and planting. Prior fine balance is \$450. No response received from homeowner.
- 4) 3727 Corral Canyon – Homeowner fined \$200 for failing to maintain front yard landscaping and \$150 for the stored vehicle in the driveway. There are 8 prior fines owed totaling \$1,500 for landscape issues and 7 prior fines owed totaling \$1,050 for failing to move the stored vehicle in the driveway. Homeowner has not responded to he Board.
- 5) 5763 Sprinter – Homeowner has trimmed or removed bushes and trees touching the home, and repaired the gate accessing his back yard. 11 prior fines owed for these issues now totaling \$400 (homeowner paid \$700 of this balance). Homeowner is also allegedly in violation of CC&R 9.1.1, single family property, by renting out rooms in his residence. There are 2 prior fines totaling \$750 for this issue and homeowner has been fined an additional \$500. Homeowner has failed to respond to Board requests to address this violation.
- 6) 3666 Belle Bonnie Brae - Homeowner was sent a notice to trim a palm tree in his front yard and has complied. No fines were recommended.
- 7) 3827 Wild Oats – Homeowner fined \$200 for failing to add ground cover to the front yard. There are 9 prior fines totaling \$700 for this same issue. Homeowner has not responded.
- 8) 5951 Central – Homeowner has been fined \$200 for yard maintenance and not painting the garage and trim of the residence. There are 4 prior fines totaling \$450 for this issue. Homeowner has not responded.

- 9) 4209 Corral Canyon – Homeowner has submitted an SCR for front yard landscaping. There are currently 3 prior fines, with a fine balance owed of \$50 (\$100 of this balance has been paid).
- 10) 4113 Country Trails – Homeowner has submitted an SCR for front yard landscaping. Prior fine of \$50 owed for this issue.
- 11) 3774 Wild Oats – Homeowner fined \$50 for failing to maintain front yard landscaping. Two prior fines totaling \$100 were paid by the homeowner.
- 12) 5717 Winners Circle – Homeowners fine of \$250 for failing to remove the free standing wall in their driveway has been held in abeyance pending the total removal of the wall or submission of an SCR to correct this issue. An SCR has been received and approved to convert this wall to a split rail fence. Board previously met with the homeowner in executive session to discuss this issue.
- 13) 5747 Sprinter – Homeowner left trash cans out in front yard area visible from the street and has been fined \$50. There is one prior fine for this issue totaling \$50.
- 14) 6020 Central – Homeowner has failed to respond to the Board or comply by trimming the dead fronds from two palm trees in the front yard, and has been fined \$50. There is one prior fine for this issue totaling \$50. Homeowners also owe \$600 in prior fines (2007-2009).
- 15) 6037 Central – Homeowner sent a letter advising he would be installing a xeriscape/drought resistant landscape, however, efforts to have this homeowner complete a SCR have been unsuccessful. Homeowner has been fined \$50.

The following properties were discussed in Executive Session:

- 5933 Central – Fine of \$300 has been held in abeyance until the April 2019 meeting pending approval of an SCR for front yard landscape repair. This property has 16 prior fines totaling \$2,201 and has paid \$248 to their fine balance.
- 3908 Rock River – Fine of \$500 has been held in abeyance pending the outcome of correspondence between GBF (Green, Bryant and French – BHHOA Legal Counsel) and legal counsel representing the homeowners of this property. Homeowner is allegedly in violation of CC&R 9.1.1, single family property, by renting out rooms in their residence.
- 5702 Yearling – Homeowner owes 2 prior fines totalling \$100 for failing to maintain side yard parkway. The Board voted not to rescind the fine balance, and decided to hold the \$50 fine recommended in February in abeyance until May 2019, pending a successful resolution of this issue.
- 3625 Wild Oats – The Board voted to rescind the \$50 fine balance owed for failure to trim a palm tree in their backyard. The homeowner had already trimmed all other trees in the backyard and submitted an SCR for landscape work and tree trimming.
- Motion to approved fines as stated: MSC Clayton/Snyder 5-0

d) Open Space Committee

1. 5934 Rocky View - HO is concerned about soil movement in her back yard. I met with the HO and looked at the problem. I explained to her that she needs to take action because the soil movement is so close to her house, and because it might do damage to the slab. I explained to HO that HOA has no responsibility for the problem. I asked to be kept advised.
2. 5604 Central - HO called about tree branches from a tree stump in the open space coming through her fence. IU will spray the branches with Round-Up and keep an eye on the stump.
3. 5941 Central - HO concerned about pine tree on the trail next to his property. He complained about this tree previously. I explained to the HO that this tree was a Christmas Tree planted many years ago by his father. The tree does not belong to the HOA. I will contact the HO again.
4. 3718 Corral Canyon - 6 sandbags were placed on Ring Road to stop water from entering the owner's property.
5. Trail entrance Sprinter Lane - John Gilman and I put 35 sandbags on the trail entrance to prevent trail erosion. More work will be done at a later date.

Maintenance Contract March 2019

Item number	Delivery Order	Cost
2B	Grass mowing (weekly)	\$ 800.
5	Trail entrances	\$4,400.
Total:		\$5,240.

5941 Central - President Seiler said that the Christmas tree was the HOA responsibility, as it has been there so long. Motion made to assume full liability and responsibility for the tree (MSC Clayton/Snyder) 5-0. OS crew to begin lacing process.

e) Financial Officer's Report

1. Balance sheet

- a. Combined Norls Reserve MonMkt + NIFCU reserves on QuickBooks. Now the balanced sheet shows the true balance of the Reserve MonMkt account.
- b. FO made recommendation to roll over maturing money market acct. MSC Clayton/Allen 5-0
- c. Escrow Transfer disclosurCC section 4525 put on website.
- d. Old/Corrected Collection Policy to be adopted by BOD Resolution NO. 19-0312 and signed. Motion to approve revised policy MSC Clayton/Snyder 5-0
- e. Sonneberg & Co proposal for Level II Reserve Study for FY 2020, update with on-site inspection for \$800. MSC Clayton/Allen 5-0

4) **Written Communication Log** - the communication log was review and accepted

5) **Community Issues and Actions**

- a) The proposed Dog Park location is still in the planning stages. SVCA, SV Planning Group and the Bonita Alliance will all work together to resolve this issue for the benefit of the Bonita Valley residents.

6) **Old Business**

- a) Revised Rules and Regulations: The rules and regulations are a work in progress and adjustments and modifications have been made. There is a draft copy on the website and a paper copy available for viewing at the Bonita Sunnyside Library. Daniel Garcia, a library clerk has graciously offered to print a copy for any HO that requests it.
- b) Horse Ring Roads Repaving Project. The board voted to award the paving project for the horse ring roads to "Seal Right Paving" of Spring Valley, CA., as recommended by the BHHA Bid Assessment Team. The Assessment Team was comprised of BHHA homeowners Glenn Kopp, Michael Sampsel, Francis (Dave) Schlesinger, and Michael Seiler."

7) New Business

- a) Bonita Highlands stickers will be ordered through the company used to print our Highlands coffee mugs. The board directed Bobbie Snider to contact the company and investigate ordering 1000 stickers in an amount not to exceed \$400.

8) Board Member Comments

9) Set Agenda for next Meeting

10) Meeting adjourned at 9:15

11) An executive session was held.

Respectfully submitted



Mary Ellen Phillips
BHHA Recording Secretary