



**SAN ELIJO HILLS II
REGULAR SESSION MEETING MINUTES
May 11, 2026**

CALL TO ORDER: The Regular Session was called to order at 5:04 PM by Ron Tinkham, Board President.

BOARD MEMBERS PRESENT:

Ron Tinkham, President
Steve Snow, Treasurer
Amy Sims, Director
Martha Grim, Director
Timothy Pickwell, Director
Tina Tinkham, Director

BOARD MEMBERS ABSENT:

OTHERS PRESENT:

Taylor Pittman-Watkins, MMI
Rachel Adams, MMI

**HOMEOWNER
FORUM:**

Homeowner forum was held.

**CONSENT CALENDAR
& FINANCIAL
DISCLOSURES:**

Following a review of the Consent Calendar agenda item, a motion was made, seconded, and after a roll-call vote, carried with a 5-1-0 vote.

RESOLVED: Approve April 2026 financials.

RESOLVED: Approve March 2026 Regular Session Meeting Minutes.

NEW BUSINESS:

Following the 2026 annual election, Ron and Tina Tinkham have been appointed to the board to serve 2-year terms. Following discussions of the 2026-2027 board officer positions, the following motions were made, seconded, and following a roll-call vote, carried unanimously.

RESOLVED: TABLED for next meeting.

The board reviewed FY26-27 Draft Budget and Reserve Study. Following a discussion, a motion was made, seconded, and following a roll-call vote, carried unanimously.

RESOLVED: Approve FY26-27 Draft Budget and Reserve Study as presented, reflecting a 0% assessment increase. Management to send out required documentation to membership.

The board reviewed 2026-2027 “updated” maintenance contract options prepared by Martinez Landscaping. Following discussion, a motion was made, seconded, and carried with a 5-1-0 vote.

RESOLVED: Approve option 1. Four men, Three 8 hour days.

The Board reviewed the open work order report with Management. Following a discussion, a motion was made, seconded, and following a roll-call vote, carried unanimously.

RESOLVED: Approve the following pending proposals, with slight modifications, for Slope planting improvements to be completed and invoiced before July 1- XN502139, XN502142, XN509664, XN509665

The board reviewed results and proposals from Martinez Landscape’s irrigation audit. Breaks from Tree Trimming have been completed. Following discussions, the following motion was made, seconded, and following a roll-call vote, carried unanimously.

RESOLVED: Approve the following recommended irrigation projects: Controllers (6), San Leon Main Line Project. Vendor to provide proposal for audit station recommendations.

ADJOURNMENT:

With no further business, the meeting was adjourned at 6:42 PM.