



**EASTVIEW RB COMMUNITY CENTER
REGULAR MEETING OF THE BOARD OF DIRECTORS**

MINUTES
April 22, 2014

<u>DIRECTORS PRESENT:</u>	Garry Denlinger	President
	Paula Taylor	Vice President/Personnel
	John Kersey	Treasurer
	Teri Denlinger	Secretary/Architectural
	Pat Murphy	Director @ Large/Landscape
	David Hebert	Director @Large/ Facilities/Maintenance
<u>DIRECTORS ABSENT:</u>	Ann Ross	Director @ Large/Recreation/Social
<u>OTHERS PRESENT</u>	Myrna De La Pena	Community Center Manager
	Amanda Amezcua	Elite Community Management

CALL TO ORDER

The meeting was called to order by Board President Garry Denlinger at 7:05 p.m.

APPROVAL OF PREVIOUS MINUTES

The Board reviewed the March 25, 2014 meeting minutes.

Upon a motion duly made, seconded, and carried, the Board approved the March 25, 2014 minutes as written (Kersey/Hebert). Five (5) approvals, one (1) abstention.

MEMBER PARTICIPATION

None

ARCHITECTURAL REVIEW COMMITTEE

Mrs. Denlinger stated that one application was approved by the Committee for a solid patio cover.

BOARD MEMBER REPORTS

Presidents Report:

The Annual Meeting is scheduled for June 24, 2014. Mr. Denlinger reviewed distribution of the annual letter, along with the new requirements introduced this year.

Candidates for re-election to the Board include: John Kersey, Paula Taylor, and Garry Denlinger. Pat Murphy will not run for re-election.

Secretary/Correspondence

Mrs. Denlinger has been working on the redesign of the website. She currently has 4 proposals to be presented at the next meeting. 2 of the 4 proposals aren't applicable to community web sites and subsequently will not be considered.

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Treasurer/Budget and Finance

Mr. Kersey reviewed the delinquency report. He also discussed the budget and reserve funding year-to-date and provided the Board with his thoughts regarding the background and clarification of the Association's budget.

Mr. Kersey reviewed the 2014-2015 budget and noted there will be no increase in the monthly assessments. However, this may be subject to change based on final notice of maintenance/salaries/benefits costs.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the 2014-2015 Budget which is subject to change upon final notification of maintenance/salaries/benefits (Kersey/G. Denlinger).

Mr. Kersey reviewed the draft reserve study, noting the 2014-2015 accrual is at \$50,574.00, and the monthly accrual from July 2014 through June 2015 is at \$4,215.00 - \$50,000 more than last year's budget. He stated the final report should be out at the end of the week.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the 2014-2015 Reserve Study (Kersey/G. Denlinger).

Vice President Report/Personnel

Paula informed the Board that the Community Center hired 2 new employees, Scott and Theresa.

Landscaping

Mrs. Murphy noted that the plants at the pool/clubhouse are in the process of being replaced. There are three stages: removal, rebuild of the raised planters on the brick caps, and replacement with a cost not to exceed \$2,000.00. Treasurer, Mr. Kersey commented that the brick caps fall under "masonry/wall" of the reserves and should be expensed as such.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the reserve expenditure not to exceed \$2,000.00 for the brick caps (Murphy/Taylor).

Upon a motion duly made, seconded, and unanimously carried, the Board approved the operating expenditure not to exceed \$2,000.00 (Hebert/Kersey).

Facilities/Maintenance

Mr. Hebert informed the Board that the pool re-plaster is complete, citing a stain in the corner at the deep end. He commented that Creative Pools has not been updating the records of chemicals used in the treatment of the pool/spa. Regarding the SDG&E fees owed vendors, Creative Pools has been paid.

Recreation/Social

None

Community Center Manager's Report

Ms. De La Pena informed the Board that she has found replacement trash cans for the Center from Costco at a cost of \$25.00 each. She suggested donating the existing trash cans.

Ms. De La Pena also noted that Tom Madill from Bernardo Heights provided his personal time to repair the tennis court nets at a cost of \$12.00 rather than having to purchase new nets at a cost of approximately \$200.00 each. Due to Tom's generosity – and the possibility of hiring him for future projects – Myrna suggested that the Board purchase a gift card from Amazon as a show of our appreciation.

Upon a motion duly made, seconded, and unanimously carried, the Board approved Ms. De La Pena to purchase a gift card in the amount of \$100.00 for Tom Madill (Murphy/Taylor).

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(Community Center Manager's Report Cont'd)

Ms. De La Pena informed the Board that the Swim & Tennis Club was very accommodating by taking the lap swimmers while the pool was down, without charging us. She would like to purchase a gift basket for their office to express our gratitude.

Upon a motion duly made, seconded, and unanimously carried, the Board approved Ms. De La Pena to purchase a gift basket not to exceed \$50.00 (Hebert/Murphy).

OLD BUSINESS

Items deferred to May meeting

NEW BUSINESS

None

DATE OF NEXT MEETING

The next scheduled Board of Directors meeting is May 20, 2014.

ADJOURNMENT

With no further business to discuss,

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 9:21 p.m. (Hebert/Kersey)

Minutes Prepared by:

Elite Community Management



May 20, 2014

Secretary

Date