



Eastview RB Community Center, 17520 Drayton Hall Way, San Diego, CA 92128

REGULAR MEETING OF THE BOARD OF DIRECTORS

April 21, 2015

MINUTES

DIRECTORS PRESENT:

Garry Denlinger	President
John Kersey	Treasurer
Paula Taylor	Director @ Large/Landscaping
Teri Denlinger	Secretary/Architectural
David Hebert	Director @Large/ Facilities/Maintenance
Tom Dudgeon	Vice President/Personnel
Ann Ross	Director @ Large/Recreation/Social

DIRECTORS ABSENT: None

OTHERS PRESENT:

Myrna De La Pena	Community Center Manager
Chris Hodge	Elite Community Management
Ron Filson	ARC Chair
Scott Hall & Philip Corn	ARC members

CALL TO ORDER

The meeting was called to order by Board President, Garry Denlinger at 7:00 p.m.

APPROVAL OF PREVIOUS MINUTES

The board reviewed the March 17, 2015 meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the board approved the March 17, 2015 minutes as corrected (Taylor/T. Denlinger).

MEMBER PARTICIPATION

Several owners were present to discuss a newly proposed stucco color. Ron Filson, ARC Chair, and other ARC members in attendance answered questions from owners and the board. Mr. Filson explained that new Eastview owners often inquire about the possibility of using a darker stucco color than is currently available.

Upon a motion duly made, seconded, and carried, the board approved the new paint color Egyptian Sand to the color palette for Eastview homes in Patio I and II (Hebert/T. Denlinger). The vote was 5 in favor and 2 opposed.

ARCHITECTURAL REVIEW COMMITTEE

There were no applications submitted; subsequently the April ARC meeting was canceled.

BOARD MEMBER REPORTS

Presidents Report:

Mr. Denlinger discussed the 2015 Annual Meeting of the membership to be held on Tuesday June 23, 2015. Candidates interested in running for election to the board should submit their names to the Community Center manager. He also requested that each board member provide him with their accomplishments from the past year.

Mr. Denlinger reminded board members to contact vendors for next year's contracts.

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Secretary/Correspondence

Mrs. Denlinger reported that the website is up and running and the board agreed that photos of social events should be included on the site. Also, the board requested that a counter be placed on the site to track the number of hits by visitors.

Treasurer/Budget and Finance

Mr. Kersey reviewed the reserve study and necessary changes to the cash position. He explained to the board members how the life and costs of each item in the reserves affects the balances in the reserves.

Upon a motion duly made, seconded, and unanimously carried, the board approved \$52,797 per year, or \$4,400 per month, of the monthly assessments to be allocated to funding the reserves for next year's budget (Kersey/G. Denlinger).

Upon a motion duly made, seconded, and unanimously carried, the board approved writing a check in the amount of \$40,000 to transfer amounts due from reserve funds to operating funds (Kersey/G. Denlinger).

Mr. Kersey reviewed the proposed budget for the 2015-16 fiscal year, and the board discussed items on each budget line.

Upon a motion duly made, seconded, and unanimously carried, the board approved the \$77.00 monthly assessment for the 2015-16 fiscal year (Kersey/Ross).

Vice President Report/Personnel

Mr. Dudgeon reviewed a meeting he had with Mr. Denlinger regarding staff salaries for next year.

Landscaping

Mrs. Taylor stated she would provide the board with proposals to remove plantings in some areas and for new plants in bare areas of the berm that require plant material to prevent erosion and to stabilize the steeper slopes. Also, the board discussed new plants in sections by the pool and Mrs. Taylor will meet with Patio I to review plans for landscaping at the Fairhope entrance wall. In light of the severe drought and water restrictions, Mrs. Taylor also addressed the need to focus on drought-tolerant plants in future proposals for Community Center landscaping.

Upon a motion duly made, seconded, and unanimously carried, the board approved the removal of plants and the installation of drought tolerant plants at a cost not to exceed \$1136.91 to be paid from reserves. (Taylor/Hebert) Proposal 8751.

Upon a motion duly made, seconded, and unanimously carried, the board approved the removal of plants and the installation of drought tolerant plants at the cost of \$985.40 to be paid from reserves. (Taylor/Hebert) Proposal 8527.

Upon a motion duly made, seconded, and unanimously carried, the board approved the trimming and shaping of the acacia shrubs at the cost of \$1,990.00 to be paid from reserves. (Taylor/T. Denlinger) Proposal 8646.

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Facilities/Maintenance

Mr. Hebert commented that a few sections of wood around the tennis court light poles were replaced. Also, gates on two courts were re-hung to prevent scraping the surface when opened. Mr. Hebert requested a new quote and schedule for Rene' to bypass the ballasts on the remainder of the parking lot lights so the LED bulbs can be installed. Myrna has obtained quotes from four painting contractors.

Recreation/Social

Mrs. Ross provided the board with an update on all the activities over the past month, and the success of the Cinco de Mayo event.

Community Center Manager

Ms. De La Pena informed the board of the work performed during the past month and provided the board with a staff report.

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next scheduled Board of Directors meeting is May 19, 2015 at 7:00 p.m.

ADJOURNMENT

With no further business to discuss,

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 9:26 p.m. (Hebert/Ross).

Prepared by:

Elite Community Management



May 19, 2015

Teri Denlinger, Secretary
Eastview RB Community Center Board of Directors

Date