



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

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

April 19, 2016

MINUTES

<u>DIRECTORS PRESENT:</u>	Garry Denlinger	President
	Annette Storer	Secretary
	John Kersey	Treasurer
	Paula Taylor	Director-at-large/Landscape
	Tom Dudgeon	Vice President/Personnel
	Ann Ross	Director-at-large/Recreation/Social
	David Hebert	Director-at-large/ Facilities/Maintenance

DIRECTORS ABSENT: None

<u>OTHERS PRESENT</u>	Myrna De La Pena	Community Center Manager
	Chris Hodge	Elite Community Management
	Ron Filson	ARC Chair
	Terry Denlinger	ARC Vice Chair
	Scott Hall	ARC Member
	20 Eastview residents	

CALL TO ORDER

The meeting was called to order by Board President, Garry Denlinger at 4:00 p.m.

APPROVAL OF PREVIOUS MINUTES

The Board reviewed the March 15, 2016, regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the March 15, 2016, regular minutes as corrected (Storer/Kersey).

MEMBER PARTICIPATION

Mrs. Owen thanked the Board for nominating her for the Hats Off to Volunteers award.

Dr. Rugg was appealing the decision of the ARC Committee. He presented the Board with statistics regarding crime and the reason they requested to have security bars placed on some windows. The Community Center Architectural Committee denied the application for the placement of security bars based on prior denials, rules and aesthetics throughout the community.. He mentioned that the Duplex HOA Board had approved the application.

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The Board asked the Duplex members present if they thought the security bars were a good idea. Seven Owners were OK with the bars and ten were opposed. One Owner provided a petition for "NO (Security) Bars on Duplex Windows" with 18 Duplex signatures. A second Owner provided a letter from an additional Owner that could not attend, requesting no security bars be installed. The Board asked questions of Dr. Rugg and asked if alternate ideas were considered. He said he had and that security bars are the best solution.

The Board asked owners present for positive and negative comments on the installation of bars. The Board took questions from the members.

Upon a motion duly made, seconded, and carried, the Board agreed to uphold the decision of the Architectural Committee by not allowing the security bars to be installed on the windows or the rear sliding door of the house. Four Directors approved the motion and three members opposed the motion. (Kersey/Hebert)

ARCHITECTURAL REVIEW COMMITTEE

The Board reviewed the report from the most recent Architectural Committee meeting.

BOARD MEMBER REPORTS

President's Report:

Mr. Denlinger asked Board members that have spending accounts to attend the Budget meeting tomorrow. He stated that the annual meeting will be held on June 28th and 4 positions are up for re-election. It was noted that all the current Board members are running for the Board again. It was noted that a notice will be placed on the bulletin Board asking owners to run for the Board.

It was agreed to have a meeting to discuss the staff wages and budget for the upcoming Fiscal Year. He stated that the reserve study is being conducted and should be ready next month. He noted that the State Fund Workers Compensation fund is expected to double due to one claim.

Secretary/Correspondence

No correspondence.

Treasurer/Budget and Finance

Mr. Kersey stated that the Association is in a good financial position. He stated that we are having a reserve meeting tomorrow. He noted that 6 owners are delinquent, and have been for more than a month.

He asked the committee chairs to give him the budget figures for next year. He stated that his goal is not to increase the monthly assessments.

Vice President Report/Personnel

Mr. Dudgeon provided the monthly report for the Board to review.

Landscaping

Mrs. Taylor reviewed the report provided to the Board. She stated she needs input in the plantings at the side of the tennis court next to the parking lot. She wants to reduce the lawn area and add plants. It was agreed to review the area for the correct ground cover.

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Facilities/Maintenance

Mr. Hebert stated that the conduit has now been painted. He reviewed the pool filter issue with the Board.

Upon a motion duly made, seconded, and unanimously carried, the Board agreed to replace three filters at the cost of \$7,200.00 to be paid from reserves. (Hebert/Taylor)

He reviewed the proposals for the windows in the clubhouse. He discussed changes in the windows with the Board.

Upon a motion duly made, seconded, and unanimously carried, the Board agreed to replace the windows in the clubhouse by Renewal by Andersen Windows at a cost not to exceed \$35,000.00 to be paid from reserves. (Hebert/Kersey)

Recreation/Social

Mrs. Ross informed the Board of the activities. She noted that the Cinco de Mayo party will be held on May 6th at 5:30 p.m.

Community Center Manager's Report

Ms. De La Pena reviewed the month's reports. She stated that she was going to be keeping a log on the pool usage and see what times are getting the most use.

Upon a motion duly made, seconded, and unanimously carried, the Board agreed to print a new directory in the fiscal year 2016/2017.

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next scheduled Board of Directors meeting is May 24, 2016, at 4:00 p.m.

ADJOURNMENT

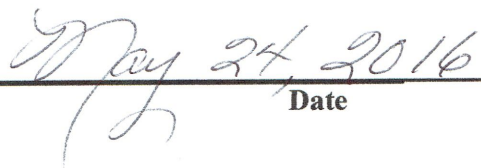
Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:57 p.m. (Kersey/Hebert).

Prepared by:

Elite Community Management



Annette Storer, Secretary
Eastview RB Community Center Board of Directors


Date