



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

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

April 17, 2018

MINUTES

<u>DIRECTORS PRESENT:</u>	Shirl Troxel	Secretary
	John Kersey	Treasurer
	Tom Dudgeon	Vice President/Personnel
	David Hebert	Director-at-Large/Facilities/Maintenance
	Nemira Stauskas	Director-at-Large/Recreation/Social
<u>DIRECTORS ABSENT:</u>	Garry Denlinger	President
	Kathy Burke	Director-at-Large/Landscape
<u>OTHERS PRESENT</u>	Myrna Estremera	Community Center Manager
	Chris Hodge	Elite Community Management
	Teri Denlinger	Architectural Review Committee
	Ron Filson	Architectural Review Committee

CALL TO ORDER

The meeting was called to order by Board Vice President Tom Dudgeon at 4:00 p.m.

APPROVAL OF PREVIOUS MINUTES

The Board reviewed the March 20, 2018 regular minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the March 20, 2018 regular minutes as written. (Troxel/Kersey)

MEMBER PARTICIPATION

None

ARCHITECTURAL REVIEW COMMITTEE

ARC Chair Ron Filson and Co-Chair Teri Denlinger reviewed the April Architectural Review Committee (ARC) report for the Board, specifically referencing two owners with ARC violations that had not been corrected following multiple written communication from ARC. Due to the lack of response to ARC from the owners, ARC requested that the Community Center Board distribute a letter to each owner, advising them that their violation was referred to the Community Center Board and stating that ARC's decision is final. The letter would also reiterate the owner's right to appeal an ARC decision.

BOARD MEMBER REPORTS

President's Report:

Tom Dudgeon reported that the Annual meeting will be held on Tuesday, June 26th.

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Secretary/Correspondence

No correspondence was distributed since the last Board meeting.

Treasurer/Budget and Finance

John Kersey reviewed the financials with the Board and noted reserves are funded at 97%. He reviewed four delinquent accounts. It was agreed to send hearing notices to accounts 18171, 17815, 24179 and 17933. In addition, John reviewed a contract from Daniel J Leonard CPA, to prepare the annual taxes and audit.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the Daniel J. Leonard CPA contract to prepare the annual taxes and audit at a cost of \$1,100. (Kersey/Hebert)

John Kersey reviewed documents for the fiscal year 2018/2019 budget. He advised the Board that some adjustments will be made prior to the fiscal year end. He also reviewed current fiscal year expenses and noted the cost of water is one large factor to deal with in the budget process.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the 2018/2019 fiscal year budget at the current assessment rate of \$77 per unit. (Kersey/Hebert)

Vice President Report/Personnel

Tom Dudgeon reviewed his report with the Board and noted that an employee was terminated with cause.

Landscaping

Myrna Estremera discussed the landscape report for Kathy Burke. It was noted that plants will be added to six pots at the Community Center entrance prior to the Cinco De Mayo party. The cost will be less than \$500.

Facilities/Maintenance

David Hebert discussed re-painting the pool coping. He is also looking into repairing or replacing one of the tennis court benches. He stated that the cost to paint the frame, replace/seal/paint the wood bench will be \$350. It was agreed that the pool coping is still in good shape and no painting is needed at this time. It was agreed that the wooded bench be repaired.

David discussed the need to power wash all community center stucco buildings. The meeting room building will need some stucco prep and painting on two sides in addition to fascia painting.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the Colossus Painting quote of \$2,100. Eight hundred dollars will be expensed out of operating funds and \$1,300 out of reserves. (Kersey/Hebert)

David has not taken any further action on the security camera issue.

Myrna Estremera called Zech Plumbing to investigate the reason for low pressure on the outdoor showers and to clear the drain on the water fountain near the restrooms.

Recreation/Social

Nemira Stauskas reported the next Happy Hour is scheduled for April 20th, David Hebert will host. Nemira noted the Social Committee is wrapping up final planning for the Cinco de Mayo Party scheduled for May 4th. A Board host for the May 18th Happy Hour will be determined at the May 15th Board meeting.

Myrna Estremera reviewed the monthly activity report with the Board.

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING


The next scheduled Board of Directors meeting is scheduled for May 15, 2018, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:31 p.m. (Kersey/Hebert).

Prepared by:

Elite Community Management and Shirl Troxel



**Shirl Troxel, Secretary
Eastview RB Community Center Board of Directors**

May 15, 2018

Date