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

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

**MINUTES**  
**August 19, 2014**

**DIRECTORS PRESENT:**

|                 |   |
|-----------------|---|
| Garry Denlinger | President                               |
| Paula Taylor    | Vice President/Personnel                |
| John Kersey     | Treasurer                               |
| Teri Denlinger  | Secretary/Architectural                 |
| Pat Murphy      | Director @ Large/Landscape              |
| Ann Ross        | Director @ Large/Recreation/Social      |
| David Hebert    | Director @Large/ Facilities/Maintenance |

**DIRECTORS ABSENT:** None

**OTHERS PRESENT**

|                    |                            |
|--------------------|----------------------------|
| Myrna De La Pena   | EVCC Manager               |
| Chris Hodge        | Elite Community Management |
| Eastview residents |                            |

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**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 July 15, 2014 meeting minutes.

**Upon a motion duly made, seconded, and carried, the Board approved the July 15, 2014 minutes as written (Kersey/T. Denlinger).**

**MEMBER PARTICIPATION**

An owner asked the Board about charges for the use of the clubhouse. Another resident questioned the Board about non- residents using the clubhouse and the cost of the use fee compared to other community centers. The Board thanked the owners for their comments and stated the Board would discuss the topic later during the meeting.

The tennis league requested five additional Thursdays at Eastview. The Board agreed.

**ARCHITECTURAL REVIEW COMMITTEE**

The Board reviewed the Architectural Report and discussed an application for new windows that was tabled due to an inability to match color with the existing windows.

**BOARD MEMBER REPORTS**

President's Report:

The Board discussed two incidents over the weekend. One involved the use of the clubhouse by a member that rented it for a friend and then left the facility. Invited guests using the pool exceeded the maximum allowable guests at any one time. Another incident involved a member and guests with glass bottles around the pool and spa area. When the member and guests were asked to remove the glass from the premises, one of the guests became unnecessarily rude to the attendant on more than one occasion during the afternoon.

The Board agreed to have the Board President write a letter to both members who violated Community Center policies, with a specific request to the member whose guest used offensive language to write a formal letter of apology to the attendant.

The Board discussed the clubhouse rental policy and the fees associated with neighboring rentals for other facilities.

**Upon a motion duly made, seconded, and unanimously carried, the Board agreed to consider the use of the clubhouse by no more than 20 individuals, sponsored by an Eastview member, for a maximum of four (4) hours for a fee of \$50.00. All individuals must leave the clubhouse by 5:00 p.m. (Kersey/Murphy).**

Secretary/Correspondence

- It was agreed to post a rule change regarding the ratio of adults to children to one adult for every five children.
- It was noted that the Architectural Committee has an email address to be added to the directory.
- The Secretary noted that the website design was input and content will be added.
- The Board discussed the Directory rules and agreed to have the Clubhouse rental form be changed by name to Facility Use Agreement.

Treasurer/Budget and Finance

Mr. Kersey reviewed the financial summary with the Board. He reported the reserves currently showed reserves funded at a level of 122 percent; however, when all assets and costs are considered, a more accurate representation is closer to 96 percent.

Vice President Report/Personnel

Mrs. Taylor informed the Board of personnel issues that occurred over the past month.

Landscaping

Mrs. Murphy reviewed her report with the Board.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the landscape service to trim and thin selected trees at the cost of \$1,800.00 to be paid from reserves (Kersey/T. Denlinger).**

**EASTVIEW RB COMMUNITY CENTER**  
**Board of Directors Meeting – August 19, 2014**  
**Page 3**

Facilities/Maintenance

Mr. Hebert provided the Board with a written report. The repair on the water fountain near the men's restroom is completed, as well as installation of concrete on some iron fence posts toward Escala.

In addition to work in the men's clubhouse restroom, the clubhouse front door light was replaced and rust stains on some lights near the entrance were painted. Also, bricks on the planter closest to the clubhouse entrance were replaced. New shelters for tennis court rollers will be constructed for the outside of the fence to provide sun protection.

A proposal was received from CEGY Inc. to expand our existing system that controls the pool heaters. The upgrade would monitor lighting, HVAC, and our hot water heater, and would control lighting by replacing the mechanical timers with computer controls that adjust for sunrise/sunset times each day. There is neither a cost nor monthly fee increase.

Recreation/Social

Mrs. Ross reported on the Friday night happy hours that continue to be a huge success for the community. Due to past experience, the committee agreed to cancel a September BBQ event because of lack of attendance during the fall months.

Community Center Manager's Report

Ms. De La Pena informed the Board of all the items accomplished during the past month.

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**DATE OF NEXT MEETING**

The next scheduled Board of Directors meeting is September 23, 2014.

**ADJOURNMENT**

With no further business to discuss,

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 9:06 p.m. (Hebert/Kersey)**

Minutes prepared by:

Elite Community Management



September 23, 2014

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**Secretary**

**Date**