



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

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

August 18, 2015

MINUTES

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

DIRECTORS ABSENT: None

<u>OTHERS PRESENT</u>	Myrna De La Pena	Community Center Manager
	Chris Hodge	Elite Community Management
	Teri Denlinger	Homeowner

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 July 21, 2015 meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the July 21, 2015 minutes (Storer/Kersey).

MEMBER PARTICIPATION

None.

ARCHITECTURAL REVIEW COMMITTEE

The board reviewed the Architectural Review Committee report with committee member Teri Denlinger. It was noted that one application was denied and another application tabled.

BOARD MEMBER REPORTS

President's Report:

Mr. Denlinger reviewed the revised Standing Rules of Procedure with Board members.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the Standard Rules of Procedure which includes policies and procedures adopted by the Community Center effective September 1, 2015. (Denlinger/Taylor)

It was noted that Patio II is hosting a special meeting on September 15 with Mark Kersey, San Diego Councilman for District 5. It was agreed to start the Board meeting at 3:30 p.m. instead of 4:00 p.m.

The Board noted that the Neighborhood Watch is searching for someone to serve as the Eastview Coordinator.

Secretary/Correspondence

No report was provided.

Treasurer/Budget and Finance

Mr. Kersey reported that Mr. Newman, CPA is working on the Annual Audit for the Association. He reviewed the financial summary with the Board members; there were no issues with the auditor.

Vice President Report/Personnel

Mr. Dudgeon stated that all the yearly performance reviews for the staff are complete. Mr. Denlinger, Ms. De La Pena and Mr. Dudgeon will be attending a staff meeting with Ms. De La Pena when she returns from vacation.

Landscaping

Mrs. Taylor reviewed a tree trimming bid with the Board.

Upon a motion duly made, seconded, and unanimously carried, the Board approved Holmes Landscape to trim the trees around the Community Center at the cost of \$7,962.50 which will be paid from reserves. (Taylor/Storer)

Facilities/Maintenance

Mr. Hebert discussed a problem with a water heater that occurred prior to the meeting, requiring an emergency approval for replacement.

Upon a motion duly made, seconded, and unanimously carried, the Board post approved replacement of a water heater at the cost of \$1,388.00 to be paid from reserves. (Hebert/Taylor)

He reviewed the painting of the lights at the tennis courts, the bird spikes being installed; and the cost of the projects.

Mr. Hebert also discussed that all four pool lights are no longer working after only a year since they were installed. It was noted that he is looking into warranty issues with Pentair the manufacturer of the lights. He stated that the lights cost more than \$600.00 each.

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Upon a motion duly made, seconded, and unanimously carried, the Board approved up to \$4,000.00 for new replacement lights and electrician costs for the pool, to be paid from the reserves if they are not covered through warranty. (Hebert/Taylor)

Recreation/Social

Mrs. Ross provided a written report on the past month's activities. She discussed the October BBQ with the Board members.

Upon a motion duly made, seconded, and unanimously carried, the Board approved up to \$1,200.00 for the cost of the Community BBQ. (Ross/Storer)

Community Center Manager's Report

Ms. De La Pena reviewed tasks completed during the month which include assisting David with the light issue at the pool.

OLD BUSINESS

Employee Manual

Mr. Denlinger stated that this item will be held until next month.

NEW BUSINESS

None

DATE OF NEXT MEETING

The next scheduled Board of Directors meeting is September 15, 2015, at 3:30 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:47 p.m. (Hebert/Dudgeon).

Prepared by:

Elite Community Management



Annette Storer, Secretary
Eastview RB Community Center Board of Directors


Date