



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

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

August 21, 2018

MINUTES

DIRECTORS PRESENT: Garry Denlinger President
Tom Dudgeon Vice President/Personnel
David Hebert Director-at-Large/Facilities/Maintenance
Shirl Troxel Secretary
Pat Chenet Director-at-Large/Landscape

DIRECTORS ABSENT: John Kersey Treasurer
Nemira Stauskas Director-at-Large/Recreation/Social

OTHERS PRESENT Myrna Estremera Community Center Manager
Chris Hodge Elite Community Management
Ron Filson Architectural Committee
Teri Denlinger Architectural Committee

CALL TO ORDER

The meeting was called to order by Board President, Garry Denlinger at 3:37 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the July 17, 2018 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the July 17, 2018 regular meeting minutes as written. (Troxel/Hebert)

MEMBER PARTICIPATION

None

SPECIAL HEARING

Over the last several months ARC repeatedly asked a Patio II homeowner to reinstall muntins in their garage door windows. On August 13 the Board sent a letter to the homeowner demanding they comply with the Board request to 1) reinstall the muntins no later than August 20 or 2) attend a Special Hearing at the EVCC on August 21, 2018. The homeowner did not comply with either request. Board President Garry Denlinger reviewed ARC rules in relation to garage door styles. Per published ARC rules, garage doors with windows must be Stockton Colonial style (which include muntins). The fine for noncompliance is \$100. In addition, fines for repeat violations are doubled after due process of a second hearing. The Board will notify the homeowner of the \$100 fine and a second Special Hearing scheduled for 3:30 p.m. on September 18, 2018.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Garry Denlinger reviewed the written report from the August 14, 2018 ARC meeting and introduced Linda Neidermeyer, a Patio II homeowner interested in filling an open ARC position.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the appointment of Linda Neidermeyer to ARC. (Hebert/Troxel)

BOARD MEMBER REPORTS

President's Report:

Garry Denlinger welcomed new Board member Pat Chenet and discussed items that have occurred since the July 17, 2018 regular Board meeting.

Secretary/Correspondence

Shirl Troxel reported that correspondence was sent to a Patio II homeowner for violation of an ARC request.

Treasurer/Budget and Finance

John Kersey was absent and no financial report was provided for the month.

Vice President Report/Personnel

Tom Dudgeon reported that a new employee is being trained. In addition, another employee has a scheduling issue due to school hours. For the current school term, Myrna Estremera agreed to switch a few of her scheduled work hours to accommodate the other employee.

Tom corresponded with a Patio I homeowner regarding an incident that took place on June 7, 2018.

Landscaping

Pat Chenet stated that she is planning to meet with the staff of LandCare to get up to speed on all landscaping issues.

Facilities/Maintenance

David Hebert reviewed repairs made to one of the benches on the tennis court. He is happy with the repairs and plans to repair the remaining two benches, using the same company.

David discussed the on-going drain issue for the women's and men's bathrooms with Zech Plumbing. They recommended replacing a section of the drain located under the concrete slab. David agreed to obtain bid(s) to replace the drain pipe.

Recreation/Social

David Hebert volunteered to host the September 7th Happy Hour and Shirl Troxel will host the September 21st Happy Hour.

Community Center Manager's Report

Myrna Estremera reported there were no Clubhouse rentals in July. She also stated that one new hire is currently being trained.

Myrna also discussed an end of summer party or Oktoberfest to be scheduled for EVCC members sometime in October.

OLD BUSINESS

None

NEW BUSINESS

None

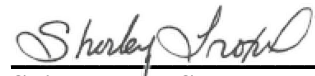
DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for September 18, 2018, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:10 p.m. (Hebert/Dudgeon).

Prepared by:
Elite Community Management and Shirl Troxel



Shirl Troxel, Secretary
Eastview RB Community Center Board of Directors

September 18, 2018

Date