



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

March 15, 2022

MINUTES

<u>DIRECTORS PRESENT:</u>	Garry Denlinger	President
	John Kersey	Treasurer
	Pat Armstrong	Secretary
	Tom Dudgeon	Vice President/Personnel
	David Hebert	Director-at-Large/Facilities/Maintenance
	Pat Chenet	Director-at-Large/Landscape
	Marlene Lloret	Director-at-large/Social

<u>OTHERS PRESENT</u>	Chris Hodge	Elite Community Management
	Myrna Estremera	On-Site Manager

CALL TO ORDER

The meeting was called to order by Board President, Garry Denlinger at 4:03 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the February 15, 2022, executive and regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the March 15, 2022, executive meeting minutes as corrected. (Armstrong/Kersey).

Upon a motion duly made, seconded, and unanimously carried, the Board approved the March 15, 2022, regular meeting minutes as written. (Armstrong/Kersey).

ARCHITECTURAL REVIEW COMMITTEE (ARC)

The Board reviewed the Architectural Report and noted that five applications were reviewed.

MEMBER PARTICIPATION

None.

BOARD MEMBER REPORTS

President's Report:

Mr. Denlinger posted the notice of the annual meeting to be held on June 28, 2022. Candidate statements can be picked up at the Community Center.

Lil Green resigned last month and the Board expressed appreciation for her service on the Board.

Marlene Lloret applied for the open position of Director-at-Large. She was introduced at the Board meeting by Mr. Denlinger.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the appointment Marlene Lloret to the Board as Social Chairperson to complete the remainder of the term of Lil Green. (Denlinger/Kersey).

Secretary/Correspondence

No report.

Treasurer/Budget and Finance

Mr. Kersey reviewed the financials with the Board and reported that accounts receivable are within acceptable ranges.

No issues were found in the February financial statement and Reserve is funded at 98.3%.

Delinquent owners on the late payment list will be contacted regarding their payment issues.

Vice President Report/Personnel

Mr. Dudgeon noted that two employees have notified Mrs. Estremera that they will be leaving from service with the Center. The Board discussed the problem of having someone cover the pool each night since the change in employees. It was noted that Myrna will be looking for replacements.

Landscaping

Green Tech has installed the rock around the perimeter of the entrance monument and planted six carpet roses below the sign so it will not block the letters on the sign.

Ms. Chenet reviewed the work performed over the past month. She noted that two valves have been replaced on the property. Several plants that died due to irrigation issues will be replaced by Green Tech at no charge.

Facilities/Maintenance

Mr. Hebert reviewed the north trellis replacement and the architectural application. He recommended that a teardown of everything north of kitchen and to repair or replace parts of the remaining area as planned. ARC has approved the teardown.

He reviewed the two quotes from two companies, Coastline Construction (\$2,360) and Big Build Construction (\$2,950) for removal and repair. The lighting is not included and will be addressed after the removal and repairs.

Upon a motion duly made, seconded, and unanimously carried, the Board authorized Big Build Construction to remove the trellis at the cost of \$3,200.00 (Hebert/Kersey)

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Mr. Hebert reviewed the fencing and windscreen replacement for tennis courts 2 and 3. He reviewed the fence changes with the Board and asked to table this until the next meeting

The Board discussed the termite damage found in the Lloyd Pest Control report. It was agreed to review the report at the next meeting.

The Board previously approved the pool draining and drain replacement and the Board discussed the timing of the work due to the weather.

Pickle ball conversion for court 4 is scheduled for May 2022.

Recreation/Social

The Board discussed the host for the March 18th happy hour. The March 18th will be hosted by Marlene Lloret. April 1st will be hosted by David Hebert. April 15th will be cancelled due to Easter weekend.

Community Center Manager's Report

The Board reviewed Mrs. Estremera's report. She noted that the first rental occurred this past month.

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next meeting is scheduled for April 19, 2022 at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:01 p.m. (Kersey/Hebert).

Prepared by:
Elite Community Management and Pat Armstrong

Pat Armstrong
Pat Armstrong, Secretary
Eastview RB Community Center Board of Directors

4/19/2022
Date