



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

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

April 19, 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
	Marlene Lloret	Director-at-Large/Social

<u>DIRECTORS ABSENT:</u>	Pat Chenet	Director-at-Large/Landscape
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<u>OTHERS PRESENT</u>	Chris Hodge	Elite Community Management
	Myrna Estremera	On-Site Manager
	Teri Denlinger	Homeowner

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 March 15, 2022 regular meeting minutes.

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)

Mrs. Denlinger reviewed the Architectural Report with the Board.

MEMBER PARTICIPATION

See above "Architectural Review Committee" report.

BOARD MEMBER REPORTS

President's Report:

Mr. Denlinger discussed the posting of the notice of the Annual Meeting and Candidate List.

Secretary/Correspondence

No report.

Treasurer/Budget and Finance

Mr. Kersey reviewed the financials with the Board and stated the Accounts Receivable is within acceptable ranges.

No issues were found in the March financial statement and Reserve is funded at 97.6%.

Mr. Kersey reviewed the reserve study with the Board and recommended the reserve be adjusted from 97.6% to 75%. He then reviewed the 2022-2023 budget for the next fiscal year.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the funding of reserves at 75% of the calculated amount and funded at \$41,038.00 for the 2022-2023 fiscal year. (Kersey/Hebert)

Vice President Report/Personnel

Mr. Dudgeon noted that an employee is taking an undetermined leave of absence. He noted that staff level is good for now, but staff is looking for a person to work one day per week

Landscaping

The Board discussed the mulch installed at the entrance. Green Tech will replace at no cost the salvia plants that died due to a broken water valve. A lantana shrub also needs to be replaced.

It was noted that some plants that have declined due to lack of water.

Facilities/Maintenance

Mr. Hebert stated that the spa has a small leak and it will cost \$650.00 for a leak detector test.

Upon a motion duly made, seconded, and unanimously carried, the Board approved \$650.00 for a leak detector test to be paid from Reserve. (Hebert/Kersey).

He reviewed the removal of the north trellis, and he asked the Board to vote on the trellis replacement.

Upon a motion duly made, seconded, and unanimously carried, the Board approved a flat trellis with no slats in the middle. (Hebert/Kersey)

Mr. Hebert reviewed the lights and discussed suggestions for lighting. It was agreed to have three seven-foot light poles. The Board discussed the replacement light fixtures for the light poles and hanging lights on all the remaining wooden posts.

Upon a motion duly made, seconded, and unanimously carried, the Board approved three 7-foot poles with the light pole bases, 4 light fixtures and 15 trellis lights at a cost of \$4,000.00. (Hebert/Kersey) This motion is pending receiving samples of the lights and approval by the Architectural Committee and final approval by the Board.

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Mr. Hebert said he is still waiting for an undated lower quote on tennis courts 2 & 3 fencing and windscreens from Court Tech. They originally quoted \$34,832.00 on 2/15/2022.

Upon a motion duly made, and seconded, and unanimously carried, the Board approved the fencing and windscreen replacement at the cost not to exceed \$35,000.00 for courts two and three with reduced fencing between courts. (Hebert/Kersey)

Mr. Hebert is still waiting for a quote from Lloyds Pest Control regarding termite infestation.

Recreation/Social

Mrs. Lloret discussed the upcoming May Fiesta on May 21st between 5:00 and 7:30 p.m. No funds will be needed by the Association. The Board discussed the host for the May 6th happy hour. Staff will be present May 6th happy hour if a board member is not present.

Community Center Manager's Report

No report.

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next meeting is scheduled for May 17, 2022 at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:43 p.m. (Kersey/Hebert).

Prepared by:

Elite Community Management and Pat Armstrong

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

5/24/2022
Date