



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

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

August 20, 2019

MINUTES

<u>DIRECTORS PRESENT:</u>	Garry Denlinger	President
	John Kersey	Treasurer
	Tom Dudgeon	Vice President/Personnel
	Pat Chenet	Director-at-Large/Landscape
	Nemira Stauskas	Director-at-Large/Recreation/Social
<u>DIRECTORS ABSENT:</u>	David Hebert	Director-at-Large/Facilities/Maintenance
	Shirl Troxel	Secretary
<u>OTHERS PRESENT</u>	Chris Hodge	Elite Community Management
	Myrna Estremera	Community Center Manager

CALL TO ORDER

The meeting was called to order by Board President Garry Denlinger at 4:00 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the July 16, 2019 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the July 16, 2019 regular meeting minutes. (Denlinger/Dudgeon)

ARCHITECTURAL REVIEW COMMITTEE (ARC)

The Board reviewed the ARC report. Thirteen ARC applications were reviewed and approved.

MEMBER PARTICIPATION

None

BOARD MEMBER REPORTS

President's Report:

Garry Denlinger discussed worker's compensation insurance and reported that he is working on obtaining a quote from Farmers Insurance.

EASTVIEW RB COMMUNITY CENTER
Board of Directors Meeting – August 20, 2019
Page 2

Secretary/Correspondence

No report

Treasurer/Budget and Finance

John Kersey reviewed the delinquent homeowner's accounts report and a summary of the July 31, 2019 financials with the Board. He asked management to review a couple of items on the financials. In addition, John stated that currently reserves are funded at 99.5%.

Vice President Report/Personnel

Tom Dudgeon reported that staff is performing their duties without any issues and the hiring of a part-time position is on hold as present staffing meets current scheduling needs.

Landscaping

Pat Chenet reviewed the landscape report with the Board.

Union Tree Service evaluated the trees around the pool area after a large limb broke off the Willow tree (inside the pool area). Union Tree felt the Willow trees near the pool, the Magnolia tree near the spa and the Coral tree in front of the EVCC needs to be reduced in size -- for safety reasons. The estimated cost for this service is \$1,700.

Upon a motion duly made, seconded, and unanimously carried, the Board approved trimming the Willow, Magnolia, and Coral trees with Union Tree Service at a cost not to exceed \$1,700. (Chenet/Kersey)

Pat also discussed the berm area and a recommendation for additional plants. Since the cost of this project is under \$500, no Board approval is required. However, at the Board's request she will review this further with Green-Tech to assure the plants are sturdy and will not require significant additional water costs before deciding to proceed or not.

Facilities/Maintenance

The Board reviewed the Maintenance report from Dave Hebert in his absence.

Colossus Painting is scheduled to start the replacement of wood on tennis court # 2 on August 19th, Zech plumbing cleared the drain in the lady's restroom at a cost of \$135 and David purchased parts for \$12 and repaired one of the pickleball nets.

David has received two quotes for replacement of the north trellis. Tom Fite quoted \$14,761 to keep the open gables that we have now in Alumawood. It will cost \$15,433 for a solid cover, but it will be one large flat section. RKG construction quoted \$14,300 for a solid cover, it will also be flat. The third vendor, Koch Construction, seemed very knowledgeable, but we have not yet received their quote. Koch said he could keep our existing gable design with a solid cover. David personally would like to keep the current gable design as it is more in keeping with the character of the EVCC. Proposals will be reviewed by David at the next meeting.

EASTVIEW RB COMMUNITY CENTER
Board of Directors Meeting – August 20, 2019
Page 3

Recreation/Social

Nemira Stauskas reviewed details of the Fall BBQ scheduled for October 5th from 6 - 8 p.m. She stated the maximum number of participants will be set at 100 members. The cost for soft drinks, water and BBQ dinner will be no more than \$1,300. Participants will provide their own adult beverages.

Upon a motion duly made, seconded, and unanimously carried, the Board approved providing soft drinks, water, and BBQ Dinner at a cost not to exceed \$1,300. (Stauskas/Kersey)

The Board discussed the September 6th and 20th happy hour coverage by the Board. It was agreed that a staff person will cover both unless a Board member becomes available.

Community Center Manager's Report

Myrna Estremera provided a report on the monthly activities of the EVCC. She informed the Board that she is reviewing proposals for a new patio cover and she attended the CAI Trade Show. There were four small events and one all day rental in July. Total income \$325.

OLD BUSINESS

Surveillance Cameras

The Board agreed to table the item.

NEW BUSINESS

None


DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for September 17, 2019 at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:42 p.m. (Kersey/Dudgeon).

Prepared by:
Elite Community Management and Shirl Troxel



Shirl Troxel, Secretary
Eastview RB Community Center Board of Directors

September 17, 2019

Date