



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

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

January 21, 2020

MINUTES

DIRECTORS PRESENT:

Garry Denlinger	President
John Kersey	Treasurer
Shirl Troxel	Secretary
Tom Dudgeon	Vice President/Personnel
David Hebert	Director-at-Large/Facilities/Maintenance
Nemira Stauskas	Director-at-Large/Recreation/Social
Pat Chenet	Director-at-Large/Landscape

DIRECTORS ABSENT: None

OTHERS PRESENT

Chris Hodge	Elite Community Management
Myrna Estremera	Community Center Manager
Teri Denlinger	ARC Co-chair
Ron Filson	ARC Chair

CALL TO ORDER

The meeting was called to order by Board President, Garry Denlinger at 4:02 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the December 17, 2019 regular meeting minutes and the executive session meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the December 17, 2019 regular meeting minutes and the executive session meeting minutes as written. (Troxel/Kersey)

ARCHITECTURAL REVIEW COMMITTEE (ARC)

The Board reviewed the ARC report. It was noted that the committee reviewed eight applications; seven were approved and one was conditionally approved.

MEMBER PARTICIPATION

There was no owner participation.

BOARD MEMBER REPORTS

President's Report

Garry Denlinger led a discussion regarding age requirements for use of the EVCC spa. Myrna Estremera will check with the City of San Diego, County of San Diego and State of CA regarding their age requirements for spa use.

Garry provided updated information regarding required election rule changes based on SB323 requirements. He stated a preliminary letter was sent to all owners describing the changes. These changes must be approved by the Board of Directors at the February 18, 2020 meeting. After approval, the updated election rules will be mailed to all homeowners.

The Board reviewed proposed changes to the EVCC Rules and Directory. Several clarifications were made to existing rules.

Secretary/Correspondence

No correspondence was distributed since the last Board meeting.

Treasurer/Budget and Finance

John Kersey thanked Myrna Estremera for her assistance obtaining payment from a long time overdue homeowner.

In addition, John advised the Board that CPA Gregory Villard should be wrapping up the annual audit in the near future -- for fiscal year 2019.

John advised the Board he needs to do the following:

- send an engagement letter to McCaffery Reserve Consultants to prepare a Level II Reserve Study for the Association
- move \$15,000 from reserves to the Operating fund
- add three new line items to the reserve study

Upon a motion duly made, seconded, and unanimously carried, the Board approved McCaffrey Reserve Consultants to prepare a level II reserve study for the Association at a cost of \$1,100. (Kersey/Hebert)

Vice President Report/Personnel

Tom Dudgeon reported the staff is working out very well and he has no issues to report.

Landscaping

Pat Chenet reviewed her written report with the Board. She noted that Green Tech has installed six Canary Island Pines on the berm for a total cost of \$849. Also, Green Tech replaced a battery in the controller on the berm and added a Split-Leaf Philodendron in the shady area between the pool and tennis courts 1 and 4.

Pat proposed purchasing two pots to replace the outdated ones in front of the library. This item was tabled until the February meeting.

EASTVIEW RB COMMUNITY CENTER
Board of Directors Meeting – January 21, 2020
Page 3

Facilities/Maintenance

Dave Hebert provided the Board with a written report for the Board to review.

Dave supplied the Board with information on the trellis project (north and south). He stated the cost will be lower if we replace both trellises at the same time. There was a lot of discussion on scope of project, cost, materials, design and timing. Dave is working on additional quotes and will present proposals at the March Board meeting. Dave emphasized that a separate ARC application is required for each trellis.

Dave discussed quotes for replacement of the spa project. Aquaspecs provided a proposal for the entire project: replace the bricking with concrete and the cracked perimeter safety grip brick, tie in new deck drainage lines, install new “Depth” and “No Diving” markers (signage) to code, install new entry handrails and anchors to code, install a new skimmer and pressure test all plumbing.

Upon a motion duly made, seconded, and unanimously carried, the Board approved deleting the prior motion to repair the spa area at a cost of \$10,000 and approve the Aquaspecs proposal for \$13,000 to make the repairs to the spa area to be paid from reserves. (Hebert/Kersey)

Dave reviewed quotes to update the two kitchens at the EVCC and the Board discussed the cabinet design for both kitchens. It was agreed to obtain revised proposals based on the Boards discussion.

Dave advised the Board the 4-camera system from Costco does not work and Myrna will return it for a refund. Also, Dave reviewed the annual termite insurance program for the EVCC. He advised the Board the cost is \$431. The Board agreed to move forward with this policy.

Recreation/Social

It was noted that a Valentines party will not be held this year. The happy hours for the month of February are the 7th and 21st. David Hebert and Shirl Troxel agreed to staff the happy hours, if needed staff will be asked to be present.

Community Center Manager’s Report

Myrna Estremera reviewed her report with the Board.

Myrna noted the Rancho Bernardo Swim and Tennis Club reached out to her about purchasing the Ping Pong table. It was agreed to place the item on the February agenda for further discussion. Myrna mentioned the table has had very little usage.

Myrna reported there were four clubhouse rentals in December; two small and two regular rentals.

EASTVIEW RB COMMUNITY CENTER
Board of Directors Meeting – January 21, 2020
Page 4

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for February 18, 2020, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:49 p.m. (Kersey/Hebert).

Prepared by:
Elite Community Management and Shirl Troxel



February 18, 2020

Shirl Troxel, Secretary
Eastview RB Community Center Board of Directors

Date

Approved