



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

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

February 18, 2020

MINUTES

<u>DIRECTORS PRESENT:</u>	Garry Denlinger	President
	John Kersey	Treasurer
	Shirl Troxel	Secretary
	Tom Dudgeon	Vice President/Personnel
	Pat Chenet	Director-at-Large/Landscape
<u>DIRECTORS ABSENT:</u>	David Hebert	Director-at-Large/Facilities/Maintenance
	Vacant	Director-at-Large/Recreation/Social
<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 4:02 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the January 21, 2020 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the January 21, 2020 regular meeting minutes as written. (Troxel/Kersey)

ARCHITECTURAL REVIEW COMMITTEE (ARC)

The Board reviewed the ARC report. It was noted that 10 applications were reviewed; eight were approved and two were denied.

MEMBER PARTICIPATION

Homeowner Margaret Canavan was present to inquire about new election rule changes. She asked about the changes and why they are being made. The Board explained the new law (SB323) and the reasons for the changes.

BOARD MEMBER REPORTS

President's Report:

Garry Denlinger reviewed the new election rules and noted that an official Inspector of Elections will be hired to process and count the ballots. Garry identified a candidate for this position.

Upon a motion duly made, seconded, and unanimously carried, the Board approved hiring Stella Logan as the Inspector of Elections for the 2020 Annual Meeting at an hourly rate of \$125. (Denlinger/Kersey)

The Board discussed changes to the EVCC Rules and Directory as a result of SB323 and other cleanup clarifications. Garry advised the Board the new Rules and Procedures for Elections and Balloting and an Adopted Amendment to the Association's Governing Document Enforcement Policy be recorded and filed with the EVCC governing documents. A draft of the proposed Rules will be available in the Community Center's office for owners to review during March, 2020.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the Rules and Procedures for Elections and Balloting and Adopted Amendment to the Association's Governing Document Enforcement Policy. This documentation will be sent via U.S. mail to all EVCC homeowners. (Denlinger/Kersey)

In addition, Garry discussed the need to amend the governing documents to remove cumulative voting rules. The Board agreed to place this item on the June ballot.

The Board discussed the Age Restriction policy for the EVCC spa.

Upon a motion duly made, seconded, and unanimously carried, the Board approved leaving the Age Restriction policy for the EVCC spa in place. (Denlinger/Kersey)

Garry asked the Board for recommendations for candidate(s) from the Eastview community for the "Hats Off for Volunteers" award.

Upon a motion duly made, seconded, and unanimously carried, the Board agreed to nominate one or both individuals, Warren Mock and Bruce Keenan, as their "Hats Off for Volunteers" candidate(s). (Kersey/Troxel)

Secretary/Correspondence

No correspondence was distributed since the last Board meeting.

Treasurer/Budget and Finance

John Kersey stated the EVRBCC Supplemental Information on Future Major Repairs and Replacement report was mailed to all homeowners. Additionally, John reviewed the January 31, 2020 financials. He noted that a \$15,419 transfer was made from Reserves to the Operating fund. Reserves before the transfer were funded at 101.8%

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Treasurer/Budget and Finance (Continued)

John informed the Board that the reserve study is being renewed and will be reviewed in March. In addition, 35 owners are on the Aging Delinquency Report for balances less than \$25.

Vice President Report/Personnel

Tom Dudgeon reported no staffing issues for review by the Board.

Landscaping

Pat Chenet reviewed her written report with the Board. She noted that Green Tech will add five Lomandra plants to the monument area to fill in some of the gaps. Pat also discussed the issue of owners not picking up after their pets.

Facilities/Maintenance

No report was provided.

Recreation/Social

Happy hours for March are scheduled for the 6th and 20th. If Board members can't be present, staff will be asked to assist.

Community Center Manager's Report

Myrna Estremera reviewed her report with the Board. Myrna noted the RB Swim and Tennis Club has offered up to **\$300** for the EVCC ping pong table. There were 2 clubhouse rentals in January.

Upon a motion duly made, seconded, and unanimously carried, the Board approved selling the ping pong table for a minimum of \$400. (Troxel/Kersey)

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for March 17, 2020, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:21 p.m. (Kersey/Dudgeon).

Prepared by:
Elite Community Management and Shirl Troxel



Shirl Troxel, Secretary
Eastview RB Community Center Board of Directors

March 17, 2020
Date