



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

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

April 18, 2023

MINUTES

DIRECTORS PRESENT:

Garry Denlinger	President
Pat Armstrong	Secretary
John Kersey	Treasurer
Tom Dudgeon	Vice President/Personnel
Pat Chenet	Director-at-Large/Landscape
David Hebert	Director-at-Large/Facilities/Maintenance

DIRECTORS ABSENT

Marlene Lloret	Director-at-Large/Social
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OTHERS PRESENT

Chris Hodge	Elite Community Management
Vicki Owen	Owner

OTHERS ABSENT

Myrna Estremera	On-Site Manager
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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 March 21, 2023, Regular Meeting minutes and April 12, 2023 Executive Meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the March 21, 2023, Regular Meeting minutes as written. (Armstrong/Hebert)

Upon a motion duly made, seconded, and unanimously carried, the Board approved the April 12, 2023, Executive Meeting minutes as written. (Armstrong/Hebert)

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Mr. Denlinger reviewed the Architectural Report with the Board. There were four applications reviewed and all except one was approved. It was sent to Patio I HOA for review.

MEMBER PARTICIPATION

Mrs. Owen asked to have the covid sign removed at the front entrance. The Board discussed the sign removal.

Upon a motion duly made, seconded, and unanimously carried, the Board approved removing the covid sign at the entrance. (Armstrong/Hebert)

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BOARD MEMBER REPORTS

President's Report:

Mr. Denlinger reminded the Board that Hats Off To Volunteers is scheduled for April 29.

The Annual Meeting candidate list will be posted.

The community notice of proposed rule changes will be posted today and will be reviewed at the May Board meeting. A printed copy of the changes is available to review at EVCC office.

Secretary/Correspondence

No report.

Treasurer/Budget and Finance

The Board reviewed the financial summary prepared by Mr. Kersey for March 2023. Operating cash is improving. The Board reviewed the certificates of deposit opened at California Bank and Trust equaling \$75,000.00. The Board reviewed the delinquent accounts. Expenses are still over budget and utilities are the greatest cost.

He noted that the funding level of the reserves is 85.5% after funding operating cash.

Vice President Report/Personnel

Mr. Dudgeon provided a written report to the Board on personnel. He noted that all shifts are covered and there are no employee issues.

Landscaping

Ms. Chenet provided a written report to the Board. She reviewed the Green Tech proposal to remove the lawn around the tennis/ pickle ball court fence. The Board agreed further investigation is needed.

Green Tech submitted a proposal to install 60 feet of 4 inch drain with a catch basin at the "back forty" at a cost of \$3,380.00. It was agreed to wait until further research is conducted.

Facilities/Maintenance

Mr. Hebert provided a written report to the Board. He noted that the gas line is abandoned and will be capped.

He reviewed the drains in the area and a section of pipe that needs to be replaced. The Board agreed to stay with the quote of \$1093.00 to replace 3 feet of the pipe and backfill the hole. There are additional costs to the pipe repair.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the drain repair at court one out of Reserves at the cost not to exceed \$3,800.00. (Hebert/Kersey)

The Board reviewed the Lloyd Termite and Pest Control new quote on the damaged wood at the center.

Upon a motion duly made, seconded, and unanimously carried, the Board approved Lloyd Termite and Pest Control to repair damaged wood in several areas of the property out of Reserves at a cost not to exceed \$3,365.00. (Hebert/Kersey)

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The Board discussed the drain/acid wash of the pool. The Board discussed plaster replacement and the remaining life of the pool plaster. It was noted that a few tiles are missing.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the drain and acid wash of the pool at the cost of \$3,350.00 out of Reserves with the condition that the remaining life of plaster be evaluated. (Hebert/Kersey)

A new court sign up board was discussed. An option would be to use two smaller court signs, one for tennis and one for pickleball. Mrs. Estremera will research this.

The new fencing between 2 and 3 was detaching and the two companies that did the fence and windscreen will do the repairs at no cost.

The Board discussed the purchase of patio furniture for the patio exterior. More information will be provided when products are found.

Recreation/Social

The Board reviewed the success of the Easter Egg Hunt.

It was agreed to hold the next Happy Hour on April 21st and Mr. Hebert will host.

Community Center Manager's Report

No report was provided.

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next meeting is scheduled for May 16, 2023 at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:51 p.m. (Kersey/Hebert)

Prepared by:
Elite Community Management and Pat Armstrong

Pat Armstrong *Pat Armstrong*
Eastview RB Community Center Board of Directors

Date *5/16/2023*