



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

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

October 18, 2022

MINUTES

<u>DIRECTORS PRESENT:</u>	Garry Denlinger	President
	John Kersey	Treasurer
	Pat Chenet	Director-at-Large/Landscape
	Marlene Lloret	Director-at-Large/Social
	David Hebert	Director-at-Large/Facilities/Maintenance

<u>DIRECTORS ABSENT:</u>	Pat Armstrong	Secretary
	Tom Dudgeon	Vice President/Personnel

<u>OTHERS PRESENT</u>	Chris Hodge	Elite Community Management
	Myrna Estremera	On-Site 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 September 20, 2022, executive and regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the September 20, 2022, regular meeting minutes as written. (Denlinger/Kersey). Mr. Hebert Abstained

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Mr. Denlinger reviewed the Architectural Report with the Board. The committee reviewed and approved all applications except EVCC Lighting that was tabled. After clarifying the lights specifications, a revised application including frosted glass and a total fixture height of 8 feet will be submitted and approved by ARC.

MEMBER PARTICIPATION

None

BOARD MEMBER REPORTS

President's Report:

Mr. Denlinger discussed that one member had expressed concern that the signage regarding COVID-19 in the common area is not inviting. The Board voted to leave the sign until State or County regulations change.

Myrna informed the Board that a duplex board member has passed away and it was suggested that a plaque be installed in memorium. The Board denied the request for the Community Center plaque, but suggested Duplex consider an ARC Request for approval to install a bench with a plaque in a location within Duplex.

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The Board discussed canceling the December meeting.

Upon a motion duly made, seconded, and unanimously carried, the Board approved canceling the December 2022 Board meeting. (Denlinger/Hebert)

Secretary/Correspondence

No report.

Treasurer/Budget and Finance

The Board reviewed the financials prepared by Mr. Kersey. He noted that he will be transferring from the Reserve Fund to Operating Expense to cover reserve expenses. It was agreed to add the August interest to the September statement. He reviewed the expenses since last month.

He reviewed the Accounts Receivable over the past month and no items need action.

Vice President Report/Personnel

Mr. Dudgeon provided a written report in his absence. It was noted that shifts are covered and there are no staff issues. He reminded the Board of the winter schedule.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the salary increases and bonus per the budget as approved. (Denlinger/Chenet)

Landscaping

Ms. Chenet reviewed the landscaper report with the Board. She reviewed the approved landscape design for the slope at the entrance.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the front entrance replanting and irrigation repairs not to exceed \$2,000.00.(Chenet/Hebert) To be paid from reserves.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the Union Tree Service to trim and lace the Agona trees for the amount of \$1,600.00.(Chenet/Hebert) To be paid from reserves.

Ms. Chenet reported on the replacement of the bern pine trees. The replacement will be installed by Green Tech at no cost due to irrigation issues.

Facilities/Maintenance

Mr. Hebert provided a written report to the Board in his absence.

Upon a motion duly made, seconded, and unanimously carried, the Board approved to renovate the walls and planter at the cost of \$3,200.00. (Hebert/Kersey) To be paid from paint reserves.

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Recreation/Social

Mrs. Lloret reviewed the upcoming Fall Party on October 21, 2022. She noted that the count so far is 36 people.

Trunk and treat will be held on October 30th and the center will close at 3:00 pm that day.

The Board discussed the host for the November 4th happy hour and agreed to cancel the November 18th happy hour.

Community Center Manager's Report

The Board reviewed the Managers report as presented. She reported on parties being booked during the holidays.

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next meeting is scheduled for November 15, 2022 at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:20 p.m. (Hebert/Lloret)

Prepared by:

Elite Community Management and Pat Armstrong

Pat Armstrong
Pat Armstrong, Secretary

Eastview RB Community Center Board of Directors

11/15/2022
Date