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

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

**February 19, 2019**

**MINUTES**

**DIRECTORS PRESENT:**

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

**DIRECTORS ABSENT:** None

**OTHERS PRESENT**

Myrna Estremera	Community Center Manager
Chris Hodge	Elite Community Management
Teri Denlinger	Co-Chair, Architectural Review Committee
Cilla Kersey	Homeowner

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**CALL TO ORDER**

The meeting was called to order by Board President, Garry Denlinger at 4:05 p.m.

**APPROVAL OF PREVIOUS MEETING MINUTES**

The Board reviewed the January 22, 2019 regular meeting minutes, to include three changes made prior to the start of the meeting.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the January 19, 2019 regular meeting minutes as corrected. (Troxel/Kersey)**

**ARCHITECTURAL REVIEW COMMITTEE (ARC)**

Teri Denlinger reviewed the February 12, 2019 ARC report with the Board.

Teri reported that the missing garage door window grids at 18195 Colonnades Place have been re-installed by the owner. Additionally, ARC will send a letter to advise an owner that the patio cover they installed does not meet ARC guidelines. Teri also reported that ARC recommends that replacement pines or plantings be considered, where needed, to restore the aesthetic value of the berm area.

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**MEMBER PARTICIPATION**

Cilla Kersey was present to request use of the EVCC tennis courts for a United States Tennis Association (USTA) Mixed Doubles tennis league tournament. The courts will be used on alternating Saturdays during April and May. The league requires three courts from approximately 2 pm to 4 pm.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the Mixed Doubles league tournament as requested. (Denlinger/Hebert) John Kersey abstained.**

**BOARD MEMBER REPORTS**

President's Report:

Garry Denlinger informed the membership that an executive session was held on February 5<sup>th</sup> to review vendor contracts.

In addition, Garry provided an update on the State Farm and Farmers fidelity insurance/bond coverage for the Association. Garry has asked for quotes from both. He stated that he will be reviewing this item at the March 19, 2019 Board meeting.

Secretary/Correspondence

Shirl Troxel sent the owners of 18195 Colonnades Place a letter notifying them they are in violation of ARC guidelines that specifically require them to re-install the grids in their garage door windows.

Treasurer/Budget and Finance

John Kersey provided the Board with a summary of the January 31, 2019 financials and noted that the Association is in a good cash position. He stated that reserves are funded at 99.5% per the current funding plan in the reserve study.

John discussed reserve funding and the need to prepare a statement for an annual mailing to the members. He asked David Hebert and Pat Chenet to review their reserve items to determine the condition of the components in the reserve study and the expected remaining life of the components.

Vice President Report/Personnel

Tom Dudgeon reported that all work shifts have been successfully scheduled and there are no employee performance concerns.

Landscaping

Pat Chenet reported that Union Tree Service removed 13 dead/dying pine trees and a dead acacia tree on the berm for a total cost of \$1,850. The remaining trees will be re-assessed at the end of March to ensure they have not been infested with the bark beetle.

Pat noted that LandCare replaced a broken valve near the monument for a cost of approximately \$300.

A proposed monument design was presented by Pat for the Boards review. The cost of the replanting will run approximately \$2,500. The Board agreed to send the plan to ARC for their review.

New plants were installed at the front entrance of the EVCC Clubhouse and outside the library door for a total cost of \$597. In addition, LandCare will replace five dead Salvia plants in the triangle at no cost.

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Facilities/Maintenance

David Hebert reported a pool heater was cleaned at a cost of \$250. He noted that iron fencing around the spa will be repaired by Frontier in the next few days.

Recreation/Social

Nemira Stauskas reported that 42 association members attended the Valentine's Party on February 15<sup>th</sup> – which was enjoyed by all. Total fees collected from attendees \$630, total expenses \$607.93.

David Hebert will host the March 1<sup>st</sup> Happy Hour and Shirl Troxel will host March 15th.

Community Center Manager's Report

Myrna Estremera reported there were four clubhouse rentals in January. In addition, Myrna assisted Pat Chenet with numerous landscape issues.

**OLD BUSINESS**

Ping Pong Table

The Board discussed use of the ping pong table over the past month. They also discussed possible play groups to determine if owners will use the ping pong table more if formal groups are organized. It was agreed to table the item.

**NEW BUSINESS**

**None**

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for Tuesday, March 19, 2019, at 4:00 p.m.

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:27 p.m. (Kersey/Hebert).**

Prepared by:  
Elite Community Management and Shirl Troxel



**Shirl Troxel, Secretary**  
**Eastview RB Community Center Board of Directors**

March 19, 2019

**Date**