



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

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

June 16, 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
Pat Chenet	Director-at-Large/Landscape
Lil Green	Director-at-Large/Recreation/Social

DIRECTORS ABSENT: None

OTHERS PRESENT

Chris Hodge	Elite Community Management
Myrna Estremera	On-Site Manager
Terri Denlinger	Architectural Chair
Owners Present:	5 owners were present

CALL TO ORDER

The meeting was called to order by Board President, Garry Denlinger at 4:03 p.m. via conference call.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the May 19, 2020 regular meeting minutes and the June 11, 2020 executive session meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the May 19, 2020 regular meeting minutes as written. (Troxel/Kersey)

Upon a motion duly made, seconded, and unanimously carried, the Board approved the June 11, 2020 executive meeting minutes as written. (Troxel/Hebert)

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Teri Denlinger reviewed the ARC report with the Board. Four applications were approved, one was denied and one was tabled. The denied application was for the removal of brick shelving and the tabled application was from an owner requesting permission to string decorative lights in the rear of the property.

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MEMBER PARTICIPATION

Five owners participated via conference call. They asked questions regarding reopening the EVCC facilities and expressed concern as other facilities in Rancho Bernardo have already reopened. Garry advised the owners that the Board's objective is to get the EVCC open as soon as possible, but the Board has to review all the legal and health implications associated with reopening the facilities.

BOARD MEMBER REPORTS

President's Report:

Garry Denlinger provided an update on Covid-19 as it relates to the EVCC facilities.

Secretary/Correspondence

Shirl Troxel reported no correspondence was distributed since the last Board meeting.

Treasurer/Budget and Finance

John Kersey reviewed the May 31, 2020 financials and stated the Association is financially healthy. Reserves are funded at 94%. John thanked Chris for his efforts to clean up the Aging Delinquency report. Additionally, John advised Chris he is missing the March, April and May bank statements from California Bank and Trust.

Vice President Report/Personnel

Tom Dudgeon reported that Myrna and the staff continue to be paid in accordance with the Board's approved scheduled. In addition, contingent on Board action regarding a decision to reopen and completion of the reopening committee processes for staff, training sessions will be conducted relating to operational and safety procedures.

Landscaping

Pat Chenet reviewed her written report with the Board. Green Tech's construction team will not be able to evaluate the cost of repairing the concrete adjacent to the Agona tree until the fall. Pat will be seeking other quotes to repair the concrete.

Currently Green Tech is removing concrete near the tennis court/Magnolia tree, inserting a root guard and extending grass to cover this area. They will insert an additional root barrier along the tennis court to prevent further cracking of concrete for an additional cost of \$475.

Green Tech was unable to replace the Western Red Bud tree in the circular planter near the kitchen closest to the tennis court. They will place a pot with Dipladenia on the circular grate similar to those near the tennis court.

Green Tech will add six new Lantana plants on the berm to replace frost damaged plants.

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Facilities/Maintenance

David Hebert reviewed his written report with the Board. The spa brick replacement project is complete. David has received four bids for resurfacing the spa as repair of peeling plaster is not feasible. The options are re-plastering or fiberglass. Fiberglass generally lasts longer but can get messy when it deteriorates. David feels Aquaspecs bid for \$6,320 is the best value based on price and our experience.

Upon a motion duly made, seconded, and unanimously carried, the Board approved \$7,000 to resurface the spa with fiberglass. (Hebert/Kersey)

Work is complete in the main kitchen. The small kitchen is complete except for the new roll-up door that is on order. We also have a couple of issues with the quartz counter tops and the cabinetry in the small kitchen that we are trying to resolve with the contractor.

We have a bid from Green Tech for \$1495 to replace two sections of iron fencing along the back wall that are being pushed up by tree roots. We also received a phone bid from Sam's Fencing for \$930, which includes a powder coating (\$780 for paint).

Upon a motion duly made, seconded, and unanimously carried, the Board approved \$1,000 to replace two sections of iron fencing (to include powder coating) to be paid out regular maintenance. (Hebert/Troxel)

David has a two-item quote for repair of damaged concrete from Firestone Builders in the amount of \$17,350. David recommends we defer all concrete work and obtain additional bids.

We have not received a quote to replace roughly 200 feet of mastic in the concrete near the tennis courts and outside kitchen. And the trellis project is deferred until this fall.

Recreation/Social

Lil Green reported that happy hours have been cancelled until further notice. She met with Myrna to discuss the possibility of holding happy hours outside by the small kitchen with social distancing and reservations only. No mixing food or drink with other families. It was agreed that this item is on hold until the Board approves reopening the facilities.

Community Center Manager's Report

Myrna Estremera reviewed her report with the Board. She commented she received several requests from residents wanting to attend the meeting on June 25th.

OLD BUSINESS

None

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NEW BUSINESS

None

DATE OF NEXT MEETING

The Annual Meeting and the next Board of Directors meeting are scheduled for July 21, 2020, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:03 p.m. (Kersey/Hebert).

Prepared by:
Elite Community Management and Shirl Troxel



July 21, 2020

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

Date

Approved