



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

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

May 18, 2021

MINUTES

<u>DIRECTORS PRESENT:</u>	Garry Denlinger	President
	John Kersey	Treasurer
	Pat Armstrong	Secretary
	David Hebert	Director-at-Large/Facilities/Maintenance
	Lil Green	Director-at-Large/Recreation/Social
	Pat Chenet	Director-at-Large/Landscape
<u>DIRECTORS ABSENT:</u>	Tom Dudgeon	Vice President/Personnel
<u>OTHERS PRESENT</u>	Chris Hodge	Elite Community Management
	Myrna Estremera	On-Site Manager
	One Owner	

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 April 20, 2021 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the April 20, 2021 regular meeting minutes as written. (Armstrong/Kersey)

ARCHITECTURAL REVIEW COMMITTEE (ARC)

The Board reviewed the May Architectural report. The application that was denied has been resolved and the owner will be making the required changes so that the application can be approved.

MEMBER PARTICIPATION

Mr. Altman was present at the meeting. He had questions regarding the hours that the community center is open. The Board noted that sanitation requirements for the center and the recent resignation of two staff members has contributed to the center's shorter operating hours. The Board also noted that they will continue to follow the State of California guidelines re Covid-19.

BOARD MEMBER REPORTS

President's Report:

The Covid Committee updated the Board. The Committee discussed the new CDC requirements. The Committee will follow the State of California guidelines re opening times. No changes will be made at this time.

Mr. Denlinger reported the date of the annual meeting will be July 27, 2021.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the date of the Annual Meeting on July 27, 2021. (Denlinger/Kersey)

Mr. Denlinger reported that the cost to renew our insurance policy for the Association has increased.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the insurance master policy for the Association. (Denlinger/Kersey)

Secretary/Correspondence

No report.

Treasurer/Budget and Finance

Mr. Kersey reviewed the financials with the Board. He reviewed the account balances and expenses through April 30, 2021. He noted that the expenses are in line and we are under budget year to date. He reviewed the delinquent accounts with the Board and said that no action is needed. The reserves are funded at the 99 percent.

Upon a motion duly made, seconded, and unanimously carried, the Board approved to reimburse the operating funds from the reserve account in the amount of \$8,571.93 in the month May. (Kersey/Hebert)

Mr. Kersey reviewed the budget for the 2021-2022 fiscal year. He reviewed the projected expenses for the different cost centers. The Board discussed the new minimum wage increase for the City of San Diego.

The Board reviewed assessment needed for the 2021-2022 and discussed the funding level of the reserves.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the 2021-2022 Budget with no increase in the assessments. (Kersey/Armstrong)

Vice President Report/Personnel

Mr. Dudgeon's report to the Board was reviewed.

Landscaping

Ms. Chenet reported that Green Tech donated two palm trees. Green Tech is not increasing their maintenance contract for next year. The Board discussed a berm pine tree that has died. The committee discussed possible vandalism to the tree. It was agreed to review the berm tree replacement in fall.

Green Tech repaired the main irrigation line and will send an invoice.

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Facilities/Maintenance

Mr. Hebert updated the Board on the roll up door motor in the small kitchen. The contractor will be ordering a new part for the roll up door.

Progressive Heating & Air inspected and cleaned our HVAC system at a cost of \$89.00. The service recommended that we replace our existing “accessible” ducts plus two additional return ducts for \$3,000.00. We received two additional quotes from two other companies. It was agreed that we will get one more estimate and additional information re the ducts before a decision is made.

Recreation/Social

Mrs. Green proposed having a bingo happy hour which would cost of \$150. This will be revisited when the happy hour resumes.

Community Center Manager’s Report

Mrs. Estremera has been reminding owners to complete the consent forms for the Association.

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for June 15, 2021 at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:26 p.m. (Hebert/Armstrong).

Prepared by:
Elite Community Management and Pat Armstrong



Pat Armstrong, Secretary
Eastview RB Community Center Board of Directors

6/18/21

Date