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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**

**April 16, 2019**

**MINUTES**

<b><u>DIRECTORS PRESENT:</u></b>	Garry Denlinger	President
	Shirl Troxel	Secretary
	John Kersey	Treasurer
	Pat Chenet	Director-at-Large/Landscape
	David Hebert	Director-at-Large/Facilities/Maintenance
<b><u>DIRECTORS ABSENT:</u></b>	Tom Dudgeon	Vice President/Personnel
	Nemira Stauskas	Director-at-Large/Recreation/Social
<b><u>OTHERS PRESENT:</u></b>	Myrna Estremera	Community Center Manager
	Dawn Walters	Elite Community Management
	Ron Filson	Chair – Architectural Review Committee

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**CALL TO ORDER**

The meeting was called to order by Board President Garry Denlinger at 4:07 p.m.

It was noted that there was an Executive Session held prior to this meeting to discuss insurance contracts.

**APPROVAL OF PREVIOUS MEETING MINUTES**

The Board reviewed the March 19, 2019 regular meeting minutes.

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

**ARCHITECTURAL REVIEW COMMITTEE (ARC)**

Ron Filson reviewed the written ARC report with the Board noting that nine applications were reviewed. In addition, the ARC will research the necessity of creating new Section M ARC Rules regarding the addition of windows/doors to Patio I and II homes.

**MEMBER PARTICIPATION**

None

**BOARD MEMBER REPORTS**

**President's Report:**

Garry Denlinger discussed his review of the attorney's fees.

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**Upon a motion duly made, seconded and unanimously carried, the Board approved the payment of legal fees of \$1,026. (Denlinger/Troxel)**

Secretary/Correspondence

Shirl Troxel reported there has been no correspondence distributed since the last Board meeting. It was noted that official correspondence needs to be sent to our current insurance carrier requesting cancellation of two insurance policies effective April 30, 2019.

Treasurer/Budget and Finance

John Kersey reviewed the delinquent homeowner's accounts report, a summary of the March 31, 2019 financials and the Reserves Analysis with the Board. John asked those Board members who have not yet provided information to him for the 2019-2020 fiscal year budget to do so prior to May 15th in order to finalize the budget for approval at the May 21<sup>st</sup> Board meeting.

**Upon a motion duly made, seconded and unanimously carried, the Board agreed to increase the EVCC annual reserve accrual to \$56,570 for the 2019-2020 fiscal year budget. (Kersey/Hebert)**

Vice President Report/Personnel

The Board reviewed the written report from Tom Dudgeon. All shifts were successfully scheduled and there were no employee performance issues.

Landscaping

Pat Chenet reviewed her written report with the Board. The Board requested that a proposal be obtained from Green-Tech LandCare Inc. to clear a path at the top of the berm area to 1) make it easier to inspect the trees and irrigation system and 2) allow trees to absorb more water.

Pat reported that the EVCC does not qualify for the "free trees program" from the City of San Diego. To qualify, our property must be in a public right-of-way area.

Pat provided an update of the monument design proposal.

**Upon a motion duly made, seconded and unanimously carried, the Board approved renovation of the monument area at a cost not to exceed \$2,755, noting that plants (rather than turf) will be added to the left area of the design. (Chenet/Troxel)**

Facilities/Maintenance

David Hebert reviewed his monthly report with the Board. He noted the spa pump impeller, diffuser, shaft seal and gaskets had to be replaced at a cost of \$303.

Colossus completed recoating the coping and touching up repairs of wrought iron fencing.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved repair and painting, by Colossus, of the wood on tennis court 3 at a cost not to exceed \$6,000 to be paid from reserves. (Hebert/Kersey)**

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Recreation/Social

It was noted that there were no Board members available to host the May 17<sup>th</sup> happy hour. Staff will need to be scheduled.

Myrna Estremera reported there are 20 homeowners signed up for the Cinco de Mayo party scheduled for May 3<sup>rd</sup>.

Community Center

Myrna Estremera reviewed the past months activities. There was one clubhouse rental in March.

**OLD BUSINESS**

Surveillance Cameras

David Hebert reported that he has been researching surveillance systems but does not have a recommendation at this time. He agreed to continue his research and possibly look into digital cameras for specific locations rather than a system.

**NEW BUSINESS**

**None**

**DATE OF NEXT MEETING**

The next Board of Directors meeting is scheduled for May 21, 2019, at 4:00 p.m.

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:45 p.m. (Kersey/Hebert).**

Prepared by:  
Elite Community Management and Shirl Troxel



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

6.25.2019

**Date**