



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

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

February 21, 2023

MINUTES

<u>DIRECTORS PRESENT:</u>	Garry Denlinger	President
	Pat Armstrong	Secretary
	John Kersey	Treasurer
	Tom Dudgeon	Vice President/Personnel
	Marlene Lloret	Director-at-Large/Social
<u>DIRECTORS ABSENT:</u>	Pat Chenet	Director-at-Large/Landscape
	David Hebert	Director-at-Large/Facilities/Maintenance
<u>OTHERS PRESENT</u>	Chris Hodge	Elite Community Management
	Myrna Estremera	On-Site Manager
	Tom Burke	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 January 17, 2023, regular meeting minutes and the February 15, 2023 executive meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the January 17, 2023, regular meeting minutes as written. (Armstrong/Kersey)

Upon a motion duly made, seconded, and unanimously carried, the Board approved the February 15, 2023, executive meeting minutes as written. (Armstrong/Kersey)

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Mr. Denlinger reviewed the Architectural Report with the Board.

MEMBER PARTICIPATION

Mr. Burke requested Board permission to offer beginner pickleball lessons to Eastview residents. Permission was granted.

It was agreed to table Mr. Kersey's suggestion to add furniture by the courtside lights.

BOARD MEMBER REPORTS

President's Report:

Mr. Denlinger asked for nominations for Hats Off to Volunteers. The Board agreed to nominate Cilla Kersey for the 2023 nominee.

Upon a motion duly made, seconded, and unanimously carried, the Board approved nominating Cilla Kersey for Hats Off to Volunteers. (Denlinger/Dudgeon) Mr. Kersey Abstained.

In 2005, the Community Center put in a rule for the Board to review the Architectural Committee every five years. Mr. Denlinger named the five members on the committee.

Upon a motion duly made and seconded and unanimously carried, the Board approved the continuation of the current Architectural Committee to serve on the Architectural Committee. (Denlinger/Armstrong)

Secretary/Correspondence

No report.

Treasurer/Budget and Finance

The Board reviewed the financial summary of January 31, 2023 prepared by Mr. Kersey. The Board reviewed the delinquent accounts. Operating cash is in better shape and Mr. Kersey will be moving funds from reserves to operating.

He noted that the funding level of the reserves is 93.7% after funding operating cash.

Vice President Report/Personnel

Mr. Dudgeon provided a written Personnel report to the Board. He noted that the manager will be on vacation next week.

Landscaping

Ms. Chenet provided a written report to the Board in her absence. The Board reviewed the quotes for the trees in the front entry. It was agreed to wait until the next meeting.

The Board discussed drain issues in two locations. One drain by tennis court one is currently being worked on.

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 additional repairs to the north trellis for an additional \$765.00. (Denlinger/Kersey)

Upon a motion duly made, seconded, and unanimously carried, the Board approved the cost of \$560.00 for trouble shooting an outage of one row of court lights on court 1. (Denlinger/Kersey)

The Board approved an \$80.00 cost increase for spa cover.

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Lloyd Termite did a thorough inspection of our property in January and there is no active infestation. There are areas of rot and fungal damage. The Board agreed to defer any action until the next meeting,

Recreation/Social

Mrs. Lloret reviewed upcoming events. She reviewed the turnout of happy hour for the past two events.

She said on April 2 there will be an Easter egg hunt and an Easter bunny appearance. It will take place on the Clubhouse parking lot and on the grass area.

It was agreed to continue having a board member host each happy hour, and if a board member is not available, a staff member will monitor the event. The next happy hour will be March 17th. Mrs. Lloret will hostess.

Community Center Manager's Report

The Board reviewed the Managers report as presented. She asked if the Center would fund training the staff for CPR and AED. It was agreed to move forward with the training education.

Upon a motion duly made, seconded, and unanimously carried, the Board approved a donation of \$100.00 for the training. (Denlinger/Kersey)

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next meeting is scheduled for March 21, 2023 at 4:00 p.m.

ADJOURNMENT

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

Prepared by:
Elite Community Management and Pat Armstrong

Pat Armstrong
Pat Armstrong, Secretary
Eastview RB Community Center Board of Directors

3.21.2023
Date