



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

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

May 16, 2023

MINUTES

DIRECTORS PRESENT: Garry Denlinger President
Pat Armstrong Secretary
John Kersey Treasurer
Pat Chenet Director-at-Large/Landscape
David Hebert Director-at-Large/Facilities/Maintenance

DIRECTORS ABSENT: Tom Dudgeon Vice President/Personnel
Marlene Lloret Director-at-Large/Social

OTHERS PRESENT Chris Hodge Elite Community Management
Myrna Estremera On-Site Manager
Kathy Hebert Owner

CALL TO ORDER

The meeting was called to order by Board President, Mr. Denlinger at 4:00 p.m.

Mr. Denlinger reported that the annual meeting will be June 27, 2023. Ballots to be sent first of week.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the April 18, 2023 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the April 18, 2023, regular meeting minutes as written. (Armstrong/Kersey)

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Mr. Denlinger reviewed the Architectural Report with the Board.

MEMBER PARTICIPATION

Mrs. Hebert proposed that EVCC purchase a pickleball machine. The cost would be \$500/\$600 with a three year warranty. A discussion followed and it was decided to research further and to defer any action to July meeting.

Mrs. Estremera reviewed the rules regarding number and frequency of guests each owner may be allowed. More discussion is needed.

Upon a motion duly made, seconded, and unanimously carried, the Board approved rules revision as documented at meeting. (Denlinger/Hebert)

BOARD MEMBER REPORTS

President's Report:

There was no report.

Secretary/Correspondence

There was no report.

Treasurer/Budget and Finance

The Board reviewed the financial summary prepared by Mr. Kersey. Operating cash was a little high but will be reduced in the summer.

He noted that the funding level is 85 % in Reserve but will be 94% by the end of year, The Annual Report from McCaffery states total value is \$761,226.

Mr. Kersey recommended the annual HOA fee be increased from \$90 to \$100 due to increase of expenses.

Upon motion duly made, seconded and unanimously carried, the Board approved the increase of monthly HOA fee to \$100,00 per month. (Kersey/Armstrong)

Elite ballots will be mailed out by the end of the week. Discussion for the annual letter is to be distributed prior to annual meeting.

Vice President Report/Personnel

There was no report at this time.

Landscaping

Green Tech has submitted a quote re drain installation in the "back 40" It was decided to postpone a decision until more research is done.

The Board discussed the magnolia tree roots near the drain pipe. To date Green Tech has charged \$1,400 for digging roots by the pipe. Board has decided to postpone decision to remove magnolia tree.

Facilities/Maintenance

Mr. Hebert provided a report to the Board. The pool company has completed the acid wash of the pool. He had the opportunity to reseal the pool during the acid wash at a cost of \$2,400. This was authorized and completed under emergency authorization.

The decision to replace pool cover was deferred to a later date.

Lloyd Termite has completed repair of dry rot and fungal damage excluding south trellis.

Some of windscreens are still loose on tennis courts and waiting for Court Tech to repair.

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We received another quote for new court sign-up board for \$350.00. Another option is to have two smaller signs, one for tennis and one for pickleball. We are awaiting final approval of rules, since they are printed on the sign,

Two of the recliners have worn-out fabric. We are looking for replacements. The decision for furniture for the north trellis area was tabled for next month.

Recreation/Social

A staff member or Mrs. Lloret will host the next happy hour.

Community Center Manager's Report

The Board reviewed the Managers report as presented. Mrs. Estremera reported that the CPR and AED training was a success and will continue annually. She reported that there were 30 people at the Easter Egg Hunt and 9 participants at Happy Hour.

Mr. Denlinger will send note for rules approval. Everyone in Directory will receive email blast to make sure information is correct and up to date.

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next regular and annual meeting is scheduled for Tuesday, June 27, 2023 at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:53 p.m. (Denlenger/Kersey)

Prepared by:
Elite Community Management and Pat Armstrong

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

6-28-2023
Date