



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

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

**October 24, 2023**

**MINUTES**

**DIRECTORS PRESENT:** Pat Armstrong Secretary  
John Kersey Treasurer  
David Hebert Director-at-Large/Facilities/Maintenance  
Marlene Lloret Director-at-Large/Social  
Pat Chenet Director-at-Large/Landscape

**DIRECTORS ABSENT:** Garry Denlinger President  
Tom Dudgeon Vice President/Personnel

**OTHERS PRESENT** Chris Hodge Elite Community Management  
Myrna Estremera On-Site Manager  
Vicki Owen Owner

**CALL TO ORDER**

The meeting was called to order by Mr. Kersey at 4:00 p.m.

**APPROVAL OF PREVIOUS MEETING MINUTES**

The Board reviewed the September 19, 2023 regular meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the September 19, 2023, regular meeting minutes as written. (Armstrong/Hebert)**

**ARCHITECTURAL REVIEW COMMITTEE (ARC)**

Mr. Dudgeon reviewed the Architectural Report with the Board.

**MEMBER PARTICIPATION**

The Board reviewed the request in writing submitted by Mrs. Owen on behalf of the pickleball players asking the Board to consider changing the rule stating the number of guests per household. Mr. Hebert, Ms. Chenet and Mr. Kersey will form a sub committee to discuss this request and will report back to the Board.

**BOARD MEMBER REPORTS**

**President's Report:**

The Board discussed the date of the next meeting..

**Upon a motion duly made, seconded and unanimously carried, the Board approved moving the meeting to November 28, 2023. (Hebert/Lloret)**

**BOARD MEMBER REPORTS**

Secretary/Correspondence

There was no report.

Treasurer/Budget and Finance

The Board reviewed the financial summary prepared by Mr. Kersey. He reviewed the Operating Cash, Reserves, Investments and Cash. He noted that Reserve is funded at 95.6% as of September 30, 2023.

Vice President Report/Personnel

No report was provided.

Landscaping

Ms. Chenet reviewed that Green Tech has completed the clean up of the drain area. She discussed estimates of further labor expenses related to new drain. She also discussed the tree at the monument that needs to be trimmed and a large limb removed.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved Union Tree Service to trim the coral tree and broken limb at a cost of \$990 to be paid from Reserves. (Chenet/Hebert)**

Facilities/Maintenance

Mr. Hebert provided a report to the Board about the south trellis.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved Big Build to replace the wood beams and stucco damaged when repairing south trellis at the cost of \$7,950.00. (Hebert/Lloret)**

He reviewed the two restrooms quotes for the remodel. More quotes are being sought for the work to be completed. The Board discussed performing a deep cleaning of the bathrooms. The new pool covers should be delivered next week. Mrs. Estremera will contact SDG&E for rebate.

Recreation/Social

Ms. Lloret discussed the upcoming EVCC activities. The Halloween Party will be held on October 27. Trunk or Treat will be held on October 29<sup>th</sup>. The parking lot will be closed at 3:00 p.m. that day. The next happy hour will be held November 17.

Community Center Manager's Report

Ms. Estremera presented a request from an owner, Ashu Agarwal who would like to organize a free seed and plant distribution program on Sunday mornings once a month. It was agreed to have a trial exchange.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the plant exchange in the parking lot for one test date. (Kersey/Hebert)**

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**EASTVIEW RB COMMUNITY CENTER  
Board of Directors Meeting – October 24, 2023  
Page 3**

**DATE OF NEXT MEETING**

The next regular is scheduled for Tuesday, November 28, 2023 at 4:00 p.m.

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:14 p.m.  
(Hebert/Armstrong)**

Prepared by:  
Elite Community Management and Pat Armstrong

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

10/24/2023  
Date

APPROVED