



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

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

November 16, 2021

MINUTES

DIRECTORS PRESENT:

Garry Denlinger	President
John Kersey	Treasurer
Pat Armstrong	Secretary
Tom Dudgeon	Vice President/Personnel
David Hebert	Director-at-Large/Facilities/Maintenance
Lil Green	Director-at-Large/Recreation/Social
Pat Chenet	Director-at-Large/Landscape

DIRECTORS ABSENT: None

OTHERS PRESENT

Chris Hodge	Elite Community Management
Myrna Estremera	On-Site Manager

Eleven owners were present.

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 October 19, 2021, regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the October 19, 2021, regular meeting minutes as written. (Armstrong/Kersey)

ARCHITECTURAL REVIEW COMMITTEE (ARC)

The Board reviewed the Architectural Report and noted that five applications were reviewed with all five approvals.

MEMBER PARTICIPATION

Eleven owners were present to discuss the possibility of repainting one tennis court and relining it to four pickleball courts. The group stated that they would like to set up a committee to investigate the feasibility of adding pickleball courts. The committee will consist of three owners and one Board member. They will report back to the Board in January with a proposal.

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Vicki Owen noted that the Eastview letters are peeling and need to be repainted a darker color. It was agreed she will work with Architectural Committee.

Upon a motion duly made, seconded, and unanimously carried, the Board approved painting the monument sign black pending Architectural Approval. (Kersey/Hebert)

BOARD MEMBER REPORTS

President's Report:

Mr. Denlinger reviewed the bonuses and salaries for the employees.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the bonuses for the employees as determined by the Personnel Committee. (Denlinger/Kersey)

Upon a motion duly made, seconded, and unanimously carried, the Board approved the salary increases effective January 1, 2022 as determined by the Personnel Committee. (Denlinger/Hebert)

Chris will check the status of the annual audit which will be mailed to all owners.

He discussed the Worker's Compensation renewal. He noted that the policy will be prorated and will have a renewal rate as of January 1, 2022.

Secretary/Correspondence

No report.

Treasurer/Budget and Finance

Mr. Kersey reviewed the financials with the Board. The review for the fiscal year was completed and will be mailed to the homeowners. He reviewed the account balances and expenses through October 31, 2021. He stated that the cash has improved since last month. Expenses were reviewed by the Board. He stated that the reserves are at 97.3%.

Vice President Report/Personnel

Mr. Dudgeon noted that an employee was hired as a back-up. He will help with the pool cover.

He discussed employees' reviews and bonuses for year end.

Landscaping

Ms. Chenet reviewed the landscape report with the Board. She discussed the plantings around the community center and the monument signs. She discussed changing the plants in the pots.

Facilities/Maintenance

Mr. Hebert's reviewed the report for Maintenance. He reviewed the tennis court fencing and discussed the replacement of the fencing versus repairing the fence. The Board agreed to get a quote on new fencing rather than repair.

He reviewed the light fixtures and the monument lights. He is working on getting parts for the lights but may want to replace to them with low voltage lights.

He told the Board that a few beams on the trellises need to be repaired.

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Recreation/Social

Mrs. Green reported on the Halloween Trunk and Treat event. She noted that 13 vehicles were decorated and expenses were \$77.65. She said that 80 people attended the event.

She sent out an email asking for volunteers to form a social committee. It had been agreed to reach out to the owners who expressed interest in serving on the committee. She received 4 responses. She reported that the Santa Drive By will be cancelled this year. She asked if the Board would want to host a new year catered brunch with music for the Eastview community. This would be outside. She said this would take the place of January 7 social. The next social is scheduled for January 21.

Community Center Manager's Report

Mrs. Estremera had nothing to add to her report.

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next meeting is scheduled for January 18, 2022 at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:34 p.m. (Hebert/Kersey).

Prepared by:
Elite Community Management and Pat Armstrong



Pat Armstrong, Secretary
Eastview RB Community Center Board of Directors

1.26.2022

Date