



---

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

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

**January 18, 2022**

**MINUTES**

<b><u>DIRECTORS PRESENT:</u></b>	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
<b><u>DIRECTORS ABSENT:</u></b>	Garry Denlinger	President
<b><u>OTHERS PRESENT</u></b>	Chris Hodge	Elite Community Management
	Myrna Estremera	On-Site Manager
	Five owners were present.	

---

**CALL TO ORDER**

The meeting was called to order by Board Vice President, Tom Dudgeon at 4:00 p.m.

**APPROVAL OF PREVIOUS MEETING MINUTES**

The Board reviewed the November 16, 2021 regular meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the November 16, 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 and were approved.

**MEMBER PARTICIPATION**

Mr. Hebert discussed with the homeowners the possibility of converting tennis court #4 to four pickle ball courts. Mr. Hebert noted that the two quotes we received were for court #3 and he will get revised quotes. The Board agreed to table this item until all quotes have been received. It was noted that the committee is waiting for an additional quote for installation. It was suggested that board members visit other communities' pickleball courts.

**EASTVIEW RB COMMUNITY CENTER**  
**Board of Directors Meeting – January 18, 2022**  
**Page 2**

The Eastview women's tennis team won the Fall season championship title for their league. It was agreed that a congratulations banner be installed on the fence.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved adding a championship banner to be placed on tennis court 1 fence. (Kersey/Hebert)**

**BOARD MEMBER REPORTS**

President's Report:

No report

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 was mailed to the homeowners. He reviewed the account balances and expenses through December 31, 2021. He stated that the cash is a little lower due to COVID expenses. He stated that the reserves are at 97.8%.

Vice President Report/Personnel

Mr. Dudgeon noted that employee evaluations were completed and bonuses were given to employees. He noted that a former employee has been rehired.

He expressed his appreciation for keeping the center open during the surge in COVID infections.

Landscaping

Ms. Chenet reviewed the landscape report with the Board. She stated that the foreman will be taking some personal leave and that projects will be on hold until the end of the month. She said that she will arrange for plants to be moved in order to paint the letters on the Fairhope monument wall.

Facilities/Maintenance

Mr. Hebert's reviewed the report for Maintenance. He requested Board approval for emergency replacement of monument lighting electrical boxes, photocell replacement and one lamp fixture for a cost of \$548.00. He requested Board approval for stucco repairing/repainting of Fairhope monument wall with letters painted black for a cost of \$900.00.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved replacement of new electrical boxes and photo cell replacement with a new fixture at the cost of \$548.00. (Hebert/Kersey)**

**Upon a motion duly made, seconded, and unanimously carried, the Board approved painting of the Fairhope Monument walls and letters in black at the cost of \$900.00 (Hebert/Kersey)**

He reviewed the tennis court fencing quotes and recommended that we defer any decisions until we reconcile all bids for equivalent level of work.

He discussed the north trellis replacement. He discussed complete removal of the trellis. The Board will need to submit an ARC application for approval. The Board was asked to defer this decision to next month.

**EASTVIEW RB COMMUNITY CENTER**  
**Board of Directors Meeting – January 18, 2022**  
**Page 3**

Recreation/Social

Mrs. Green reported on the children's holiday craft event. She said the total cost was \$98.44. She thanked Myrna for her help.

The Board discussed Happy Hour for the community for January and February. It was agreed to wait until next month's meeting to determine continuation of Happy Hour.

Community Center Manager's Report

Mrs. Estremera reviewed the report and discussed juggling around staff and contractors due to COVID.

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**DATE OF NEXT MEETING**

The next meeting is scheduled for February 15, 2022 at 4:00 p.m.

**ADJOURNMENT**

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:07 p.m. (Hebert/Kersey).

Prepared by:

Elite Community Management and Pat Armstrong

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

Feb 15 2022  
Date