



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

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

July 18, 2023

MINUTES

DIRECTORS PRESENT: Garry Denlinger President
Pat Armstrong Secretary
John Kersey Treasurer
Tom Dudgeon Vice President/Personnel
David Hebert Director-at-Large/Facilities/Maintenance
Marlene Lloret Director-at-Large/Social

DIRECTORS ABSENT: Pat Chenet Director-at-Large/Landscape

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

CALL TO ORDER

The meeting was called to order by Board President, Mr. Denlinger at 4:05 p.m.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the following officers. (Denlinger/Kersey)

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

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the June 27, 2023 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the June 27, 2023 regular meeting minutes as written. (Armstrong/Hebert)

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Mr. Denlinger reviewed the Architectural Report with the Board. There were nine applications reviewed and approved since the last meeting.

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MEMBER PARTICIPATION

The Board discussed an email blast to be sent to the owners to remind them to pick up the Revised Rules and Directory 2023-2024 at the Center.

BOARD MEMBER REPORTS

President's Report:

The Board agreed to cancel the August 2023 Board meeting due to attendance issues.

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, expenses and reserve investments. He noted that Reserve is funded at 96.4% as of June 30, 2023.

Vice President Report/Personnel

Mr. Dudgeon provided a report on personnel at the Center. A review of the Center Manager has been completed. He noted that one new employee has been hired.

Landscaping

The Board reviewed the report provided by Ms. Chenet. She noted that the digging of drainage trench continues and the replacement of plants on the berm has been completed.

Facilities/Maintenance

The Board discussed a few members' complaints regarding the roughness of the pool steps.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the hiring of a contractor to sand the steps and shallow end of the pool at a cost of \$1,575.00 from Reserve. (Hebert/Armstrong)

The Board discussed the replacement of the pool cover.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the replacement of the pool cover at the cost of \$13,000.00 from Reserve subject to a rebate from SDG&E. (Hebert/Kersey)

The Board reviewed the replacement of four lounge chairs and umbrellas.

Upon a motion duly made, seconded, and unanimously carried, the Board approved \$1,500.00 to purchase patio lounge chairs and umbrellas. (Hebert/Armstrong)

He reported on the new drain work and all that is left is to fill in the ditch.

The Board discussed the restrooms and future remodeling of the bathrooms.

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Recreation/Social

Mrs. Lloret discussed an end of summer party for August 25th from 6 to 8 p.m. It was agreed to have pizza, water and soda. She noted that the last happy hour was not well attended. July 21st happy hour will be hosted by Mrs. Lloret and the Board agreed to cancel the August 18th happy hour.

Community Center Manager's Report

Ms. Estremera thanked Mr. and Mrs. Denlinger for reviewing the Directory.

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next regular meeting is scheduled for Tuesday, September 19, 2023 at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:08 p.m. (Hebert/Armstrong)

Prepared by:

Elite Community Management and Pat Armstrong

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

Sept 19 2023
Date