



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

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

August 16, 2022

MINUTES

DIRECTORS PRESENT: Garry Denlinger President
Pat Armstrong Secretary
Tom Dudgeon Vice President/Personnel
Pat Chenet Director-at-Large/Landscape
David Hebert Director-at-Large/Facilities/Maintenance

DIRECTORS ABSENT: John Kersey Treasurer
Marlene Lloret Director-at-Large/Social

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

CALL TO ORDER

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

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the July 19, 2022 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the July 19, 2022, regular meeting minutes as written. (Armstrong/Hebert).

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Mr. Denlinger reviewed the Architectural Report with the Board. He reported that an owner has installed solar paneling without ARC approval and that it does not meet the solar panel requirements. No action has been taken but it has been noted on record.

MEMBER PARTICIPATION

None

BOARD MEMBER REPORTS

President's Report:

Mr. Denlinger congratulated Mr. Hebert who has been nominated for "Hats Off for Volunteers".

Secretary/Correspondence

An owner suggested that the Association install a dog station for the Eastview Community. The Board agreed to respond to the owner saying that we will be monitoring the issue.

EASTVIEW RB COMMUNITY CENTER
Board of Directors Meeting – August 16, 2022
Page 2

Treasurer/Budget and Finance

Mr. Denlinger reviewed the financial report prepared by Mr. Kersey. Mr. Hodge stated that delinquent dues which have been delinquent for over two months will receive a letter.

Vice President Report/Personnel

Mr. Dudgeon reviewed the personnel report along with Mrs. Estremera. The Board discussed employee updates. He said that the Community Center fall hours will be 8AM to 7PM daily.

Landscaping

Ms. Chenet reported that an irrigation specialist will be out to access and repair irrigation problems.

She noted that the bougainvillea will be installed this week in front of the walls.

A walk-thru with Green Tech is scheduled for August 18.

Facilities/Maintenance

Mr. Hebert provided a written report to the Board.

He reported that the fencing and windscreens on courts 2 and 3 are completed except for a small section of screen that needs to be completed. This is on order.

He discussed the painting of the light posts. It was agreed to postpone the painting until the Board replaces the fencing and wind screens on the other 2 courts.

He stated that an owner has requested an opening in the short fence between Courts 2 and 3. It was agreed to have an opening made between courts 2 and 3.

He stated that a decision needs to be made re the ARC Committee suggestion to add a peaked structure to the outdoor kitchen trellis. The Board decided to wait until we receive the cost estimate for repairing the south trellis. The Board also discussed the light fixtures and decided to wait for the new fixture samples to review.

The Board reviewed the seal coat and painting of the parking lot.

Upon a motion duly made, seconded, and unanimously carried, the Board approved up to \$5,000.00 to resurface the parking lot at the community center. (Hebert/Armstrong)

Recreation/Social

Happy hour was discussed and it was agreed to cancel the Labor Day Weekend happy hour.

The Board discussed the September 16th happy hour. Staff will be present during the happy hour.

It was noted that 71 owners have signed up for the Pizza Party for August 26th. Mrs. Lloret discussed the planning for the event and it was noted that the maximum number accepted will be 100.

The Board discussed having happy hour outside. It was agreed to revisit the area after the lights are in.

Community Center Manager's Report

The Board reviewed the Managers report as presented. Mrs. Estremera noted that she received a large number of email addresses from the owners per her request which makes it easier for the Center to contact the owners.

**EASTVIEW RB COMMUNITY CENTER
Board of Directors Meeting – August 16, 2022
Page 3**

The Board discussed owners use of the showers and the need to limit shower time to five minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved posting a sign for the shower area to limit the showers to five minutes. (Hebert/Chenet)

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next meeting is scheduled for September 20, 2022 at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:03 p.m. (Hebert/Dudgeon)

Prepared by:
Elite Community Management and Pat Armstrong

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

9/22/2022
Date