



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

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

**January 17, 2023**

**MINUTES**

**DIRECTORS PRESENT:**

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

**DIRECTORS ABSENT:**

Marlene Lloret	Director-at-Large/Social
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**OTHERS PRESENT**

Chris Hodge	Elite Community Management
Myrna Estremera	On-Site Manager
Kathy Hebert	Owner

**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 November 15, 2022 regular meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the November 15, 2022, regular meeting minutes as written. (Armstrong/Kersey). Mr. Denlinger abstained.**

**ARCHITECTURAL REVIEW COMMITTEE (ARC)**

Mr. Denlinger reviewed the Architectural Report with the Board.

**MEMBER PARTICIPATION**

Mrs. Hebert was present to discuss the lighting and roads which is the responsibility of the City of San Diego.

Mr. Denlinger received a letter from an owner regarding water on the courts. The Board will send a response to the owner.

**BOARD MEMBER REPORTS**

President's Report:

Mr. Denlinger discussed establishing an executive committee to review the community rules.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the executive committee made up of John Kersey, Pat Chenet and David Hebert to review the rules for the EVCC community. (Denlinger/Kersey)**

Secretary/Correspondence

No report.

Treasurer/Budget and Finance

The Board reviewed the financial summary prepared by Mr. Kersey. He stated that he will be reviewing the November 2022 financials. He noted that cash is low and reserves owe operating funds. He discussed the expenses since last month.

He noted that the funding level of the reserves is 93.6% after funding operating cash.

Vice President Report/Personnel

Mr. Dudgeon provided a written personnel report to the Board. He informed the Board that salary increases and bonuses were discussed. Performance reviews were completed.

Landscaping

Ms. Chenet provided the Board a copy of the landscape report. The three pine trees and 5 carpet roses that died have been replaced by Green Tech. Valve repairs, sprinklers and plants need repair.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the cost to reseed the lawns at the cost of \$517.00. (Chenet/Armstrong)**

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the valve repair and sprinkler at the cost of \$887.00. (Chenet/Armstrong)**

Facilities/Maintenance

Mr. Hebert provided a written report to the Board.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the repair and painting of the tall walls at the cost of \$3,800.00 (Hebert/Kersey). Paid out of reserves.**

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the cost of \$400.00 for the electrical installation for the light poles. (Hebert/Kersey). Paid out of reserves.**

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the new spa cover at the cost not to exceed \$800.00 (Hebert/Kersey). Paid out of reserves.**

The Board discussed the camera for the center for after hours use.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the purchase of two flood light camera, subscription and signage not to exceed \$500.00 (Hebert/Kersey).**

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The Board approved the renewal of Lloyd Termite warranty at the cost of \$464.00.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the hydro jetting of the drain lines at the cost of \$675 drain lines. (Hebert/Kersey)**

Recreation/Social

The Board reviewed the success of the holiday party. 48 owners were present. 20 people attended the cookie party and it was well received.

David Hebert will be hosting the January 20<sup>th</sup> happy hour.

Community Center Manager's Report

The Board reviewed the Managers report as presented.

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**DATE OF NEXT MEETING**

The next meeting is scheduled for February 21, 2023 at 4:00 p.m.

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:25 p.m. (Kersey/Armstrong)**

Prepared by:  
Elite Community Management and Pat Armstrong

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

2/21/2023  
Date