



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

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

November 15, 2022

MINUTES

<u>DIRECTORS PRESENT:</u>	Tom Dudgeon	Vice President/Personnel
	Pat Armstrong	Secretary
	John Kersey	Treasurer (Call in)
	Pat Chenet	Director-at-Large/Landscape (Call in)
	David Hebert	Director-at-Large/Facilities/Maintenance
<u>DIRECTORS ABSENT:</u>	Marlene Lloret	Director-at-Large/Social
	Garry Denlinger	President
<u>OTHERS PRESENT</u>	Chris Hodge	Elite Community Management
	Myrna Estremera	On-Site Manager

CALL TO ORDER

The meeting was called to order by Board Vice President, Tom Dudgeon at 4:04 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the October 18, 2022 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the October 18, 2022, regular meeting minutes as written. (Armstrong/Hebert)

ARCHITECTURAL REVIEW COMMITTEE (ARC)

The Board reviewed the Architectural Report.

MEMBER PARTICIPATION

Mrs. Estremera reported to the Board that a resident has requested that a staff member blow the debris from the pickle ball courts in the afternoons. Since there is limited staff in the afternoon, it was agreed that the Club would purchase a broom for the players to sweep the courts.

Upon a motion duly made, and seconded, and unanimously carried, the Board approved purchasing a broom for the residents to use to sweep the courts. (Hebert/Armstrong)

BOARD MEMBER REPORTS

President's Report:
None

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Secretary/Correspondence

No report.

Treasurer/Budget and Finance

The Board reviewed the financials prepared by Mr. Kersey. He noted that he will be transferring from the reserves to the operating expenses to cover reserve expenses. It was agreed to add the August interest to the September statement. He discussed Accounts Receivable and the expenses since last month. Reserves were funded at 95.5%.

Vice President Report/Personnel

Mr. Dudgeon provided a written report. He noted that the pool is being covered each night. He reported that staff evaluations and salary increases will be reviewed in mid-December.

Landscaping

Ms. Chenet reviewed the Landscape Report with the Board. She noted that the front entrance was completed. She is waiting for the carpet roses to be replaced by GreenTech. Green Tech will also replace the pine trees on the berm that have died due to irrigation problems.

She noted that the backflow was tested and the cost of the annual service was \$195.00.

Facilities/Maintenance

Mr. Hebert provided a written report to the Board. He reviewed the lighting for the north trellis.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the additional cost not to exceed \$5,000.00 for the lighting at the north trellis. (Hebert/Kersey) and to be paid from paint reserves.

He reviewed the south trellis demolition and reviewed the work required for the demolition. He estimated the cost of the south trellis demolition would be \$20,000.00. It was agreed to postpone a decision to a future date.

He noted that the reseal and stripping will be done the day after Thanksgiving.

He said calls made to Lloyd Pest Control about the termites were not returned and that he will be researching other termite services.

Recreation/Social

Mrs. Lloret provided a written report for the Board on the success of the Fall Party and Trunk or Treat.

The Board agreed that Happy Hour during the winter months will be limited to once a month. It was agreed to have the next Happy Hour on January 20, 2023.

She reported on the upcoming Holiday party scheduled for December 2 and a tentative cookie exchange on December 11.

It was agreed that December Happy Hour will be cancelled.

Community Center Manager's Report

The Board reviewed the Managers report as presented. She reported that outside parties have been booked during the holidays.

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OLD BUSINESS

None

NEW BUSINESS

Remember the date, Hats Off to Volunteers on December 17 at Rancho Bernardo High School. David Hebert and Myrna Estremera will be honored.

DATE OF NEXT MEETING

The December Board meeting will be cancelled. The next meeting is scheduled for January 17, 2022 at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:41 p.m. (Hebert/Kersey)

Prepared by:

Elite Community Management and Pat Armstrong

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

1/17/2023
Date