



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

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

October 19, 2021

MINUTES

<u>DIRECTORS PRESENT:</u>	Garry Denlinger	President
	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
<u>DIRECTORS ABSENT:</u>	Pat Chenet	Director-at-Large/Landscape
<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 President, Garry Denlinger at 4:05 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the September 21, 2021, regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the September 21, 2021, regular meeting minutes as written. (Armstrong/Kersey)

ARCHITECTURAL REVIEW COMMITTEE (ARC)

The Board reviewed the Architectural Report and noted that four applications were reviewed with three approvals granted and one application tabled for more information.

MEMBER PARTICIPATION

No owners were present at the meeting.

BOARD MEMBER REPORTS

President's Report:

Mr. Denlinger reported that we are in the process of changing our broker for Worker's Compensation due to repeated penalty charges for audit information not received. He is waiting for a quote. The Association did not receive its audit information.

The Board agreed to cancel the December Board meeting unless something needs to be addressed.

The Covid Committee met to discuss Happy Hour indoors and a holiday party in December. The Board discussed moving Happy Hour indoors with windows open and possibly cancelling if it is cold or rainy. The Board agreed to cancel the holiday party in December and to plan for a possible Valentine's Day party in February. The Board members were asked about hosting happy hour indoors and some said that they felt uncomfortable. The Board agreed it would be possible to have a Happy Hour without a board member present as long as an EVCC employee would open and close the Center during Happy Hour. It was agreed that those that have not been vaccinated must wear a mask. Meeting room use or outside parties will not be allowed.

Secretary/Correspondence

No report.

Treasurer/Budget and Finance

Mr. Kersey reviewed the financials with the Board. The Statement Preparation & Review is ready for the fiscal year and will be mailed to the homeowners by Mr. Hodge. He will also ask members to provide any resident updates. Mr. Kersey reviewed the account balances and expenses through September 30, 2021. He stated that the cash has improved since the last month. Expenses were reviewed by the Board. He said that the reserves are at 97.1%.

Upon a motion duly made, seconded, and unanimously carried, the Board approved pre-lien and lien on account 26223. (Kersey/Hebert)

Vice President Report/Personnel

Mr. Dudgeon reviewed staffing of the center. He stated that the shifts are all covered. The Board discussed hiring someone to cover the pool each night.

Landscaping

The Board reviewed Ms. Chenet report which stated that Green-Tech planted scaevola at the monument area to fill in the bare spots. She is waiting for an invoice.

Facilities/Maintenance

The Board reviewed Mr. Hebert's report.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the installation of a new net and poles on court 1 at the cost of \$915.00. (Hebert/Kersey)

Upon a motion duly made, seconded, and unanimously carried, the Board approved a new light bulb at court 4 at the cost of \$550.00 to be paid from reserves. (Hebert/Kersey)

Upon a motion duly made, seconded, and unanimously carried, the Board approved electrical conduits and new junction boxes at the cost \$1,300.00 to be paid from reserves. (Hebert/Armstrong)

EASTVIEW RB COMMUNITY CENTER
Board of Directors Meeting – October 19, 2021
Page 3

Upon a motion duly made, seconded, and unanimously carried, the Board approved draining the pool, an acid wash and installation of 10 new drain covers at a cost not to exceed \$3,200.00 (Hebert/Kersey)

The Board approved a new pickle ball net at the cost of \$450.00

The Board reviewed the two quotes for new windscreens and a chain link. The chain link is not installed correctly and needs to be raised and stretched. The Board agreed to defer discussion to a later date.

Upon a motion duly made and seconded, unanimously carried, the Board voided the September 21, 2021 motion for new tennis windscreens at the cost of \$2,500.00 (Hebert/Kersey)

Recreation/Social

Mrs. Green reported that the Halloween trunk-or-treat will be held as planned. Currently, 12 cars are signed up for the event.

The Board discussed Happy Hour. Lil Green (November 5th) and David Hebert (December 3rd) agreed to host Happy Hour.

Community Center Manager's Report

Mrs. Estremera had nothing to add to her report.

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next meeting is scheduled for November 16, 2021 at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:34 p.m. (Hebert/Kersey).

Prepared by:
Elite Community Management and Pat Armstrong

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

11/16/21
Date