



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

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

September 20, 2022

MINUTES

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

CALL TO ORDER

The meeting was called to order by Board President, Garry Denlinger at 4:02 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the August 16, 2022 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the August 16, 2022, regular meeting minutes as written. (Armstrong/Chenet). Mr. Kersey Abstained

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Mr. Denlinger reviewed the Architectural Report with the Board. The Board is concerned with Duplex enforcement of the community documents for the architectural applications process.

MEMBER PARTICIPATION

None

BOARD MEMBER REPORTS

President's Report:

Mr. Denlinger had no report for the month.

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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 to cover reserve expenses. It was agreed to add the August interest to the September statement. He discussed the operating expenses since the last month.

He reviewed the Accounts Receivables over the past month and no items need action.

Vice President Report/Personnel

Mr. Dudgeon provided a written report to the Board on personnel. It was noted that everyone is working out great and no issues since the past month.

Landscaping

Ms. Chenet discussed the landscape work over the past month and she proposed some ideas on plantings around the center.

It was agreed to add some sprinkler heads by the tree next to court 1. Ms. Chenet noted that the re-seeding will be done in October.

She wanted to get ideas from the Board for the back area.

Facilities/Maintenance

Mr. Hebert provided a written report to the Board in his absence.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the purchase of additional chairs and umbrellas in the amount of \$1,741.80.(Denlinger/Kersey) to be paid from reserves.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the repair of the office computer; Protech Computer – labor and drive: \$252.77, Best buy backup drive \$66.79; Micorsoft 365 Annual Subscription; \$69.99; Advanced Data solutions data recovery \$1,900.00. Total cost \$2,289.55. (Denlinger/Kersey)

Upon a motion duly made, and seconded the Board approved the repainting of the front outside walls along inside walls not to exceed \$5,200.00 (Denlinger/Kersey)

The Board reviewed the light fixtures.

Upon a motion duly made, and seconded the Board, approved the light designs and agreed to have the architectural committee review the 7 foot light poles with the base and wall unit in both styles.

Recreation/Social

Mrs. Lloret reviewed the end of summer party on the 26th of August. She had to turn residentss away since capacity was reached.

The Board thanked her for her great job working on the party.

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Mrs. Lloret discussed future fall events. Fall Dinner Party will be held on October 21, 2022 and will replace Happy Hour. Trunk or Treat will be held on October 30th.

The Board discussed the October 7th happy hour host. Marlene agreed to host the event.

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 October 18, 2022 at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:24 p.m.
(Kersey/Armstrong)

Prepared by:
Elite Community Management and Pat Armstrong

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

10/18/2022
Date