



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

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

February 20, 2018

MINUTES

<u>DIRECTORS PRESENT:</u>	Garry Denlinger	President
	Shirl Troxel	Secretary
	John Kersey	Treasurer
	Tom Dudgeon	Vice President/Personnel
	Kathy Burke	Director-at-Large/Landscape
	Nemira Stauskas	Director-at-large/Recreation/Social
<u>DIRECTORS ABSENT:</u>	David Hebert	Director-at-Large/Facilities/Maintenance
<u>OTHERS PRESENT</u>	Myrna De La Pena	Community Center Manager
	Chris Hodge	Elite Community Management
	Teri Denlinger	Architectural Committee Liaison
	Raul Payo	Landcare Landscape

CALL TO ORDER

The meeting was called to order by Board President Garry Denlinger at 4:00 p.m.

APPROVAL OF PREVIOUS MINUTES

The Board reviewed the January 23, 2018 regular minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the January 23, 2018 regular minutes as written. (Troxel/Kersey)

MEMBER PARTICIPATION

None

LANDSCAPE MASTER SHUTOFF VALVE PRESENTATION

Raul Payo from LandCare presented a proposal to install one master shutoff valve on the Eastview Community Center (EVCC) irrigation system. He noted that the EVCC has a looped system. Several Board members asked questions about the function and water saving advantages of installing a master valve. Answers to these questions revealed that installing a master valve would not solve the problem of water leaks. In the meantime, Raul will change the start time of the irrigation system so that the entire irrigation schedule will be completed by 7:30 a.m. In addition, it was determined that the EVCC staff needs to be shown how to shut off water to both meters should a leak occur.

After the presentation, the board agreed that a master shutoff valve was not foolproof, and installing one or more was not an appropriate solution.

ARCHITECTURAL REVIEW COMMITTEE (ARC) REPORT

Teri Denlinger reviewed the ARC Report and noted it approved 12 applications since the last Board of Directors meeting. The ARC is reviewing the time frame needed to complete a project, once approved. ARC suggested three months and the Board recommended six months. Additionally, the Board asked for clarification on the procedure to rescind an approved request/project.

BOARD MEMBER REPORTS

President's Report:

Garry Denlinger asked the Board for candidate recommendations for the *Hats Off to Volunteers* award. The Board discussed possible candidates and agreed on Dianne Munger.

Farewell memorial/celebration for Raili Tucker will be held on March 1, 2018 at the EVCC.

Garry Denlinger reminded the Board that numerous contracts need to be reviewed for the next fiscal year.

Secretary/Correspondence Report

No correspondence was distributed since the last Board meeting.

Treasurer/Budget and Finance Report

John Kersey reviewed the financials and noted reserves are funded at 96.8%.

Vice President/Personnel Report

Tom Dudgeon reported that several changes in staff occurred during the past month. One longtime employee resigned and a new employee was hired.

Landscape Report

It was noted that Garry Denlinger and Kathy Burke met with Board presidents from Patio I HOA and Duplex HOA to address property lines in the berm near the rear of the homes on Fairhope Road. Garry provided a current property map from the City of San Diego which made property lines clear to all.

Kathy Burke reported EVCC received an invoice of \$375 from LandCare to replace a leaking valve located near the privet hedge. Kathy will review the LandCare contract to determine if this repair is covered. The Board also discussed several tree replacements that may need to be considered because of possible safety issues. Further discussion is needed.

Facilities/Maintenance Report

Myrna De La Pena reviewed David Hebert's written Facilities/Maintenance Report. Lloyds Pest Control completed their annual termite inspection. There was no active infestation but a dozen spots of previous termite or fungus damage were identified. David does not have an estimate of costs to complete the repairs.

David has determined the security camera he purchased and tested at his home is not viable for the EVCC. Chris Hodge recommended the Ring Security System.

Recreation/Social Report

Nemira Stauskas reported that happy hours are scheduled for March 2nd and March 16th. Attendance has been excellent.

EASTVIEW RB COMMUNITY CENTER
Board of Directors Meeting – February 20, 2018
Page 3

Community Center Manager's Report

Myrna reviewed the monthly activity report with the Board. She reported that the cost to print the 2018-2019 EVRBCC Rules & Directory is \$1,275 plus tax, which is less than the amount approved.

The new spa cover was delivered and is in use.

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next scheduled Board of Directors meeting is March 20, 2018, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:44 p.m. (Hebert/Kersey)

Prepared by:

Elite Community Management and Shirl Troxel



Shirl Troxel, Secretary
Eastview RB Community Center Board of Directors

3/20/2017

Date