



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

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

MEETING MINUTES

January 21, 2014

DIRECTORS PRESENT: Garry Denlinger President
Paula Taylor Vice President/Personnel
John Kersey Treasurer
Teri Denlinger Secretary/Architectural Vice Chair
Pat Murphy Director @ Large/Landscape
Ann Ross Director @ Large/Recreation & Social
David Hebert Director @Large/ Facilities/Maintenance

DIRECTORS ABSENT: None

OTHERS PRESENT Chris Hodge Elite Community Management
Three homeowners

CALL TO ORDER

The meeting was called to order by Board President Garry Denlinger at 7:00 p.m.

APPROVAL OF PREVIOUS MINUTES

The Board reviewed the December 17, 2013 meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the December 17, 2013 minutes as corrected. (Murphy/Hebert)

MEMBER PARTICIPATION

An owner was present to discuss future women's tennis league dates at Eastview.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the Women's Tennis League plans from January to March 2014. (Kersey/T. Denlinger)

ARCHITECTURAL REVIEW COMMITTEE

ARC Chair Ron Filson reviewed the January Architectural Committee report with the Board. It was noted that ARC members met with the Duplex community regarding their drought-tolerant landscaping that serves as a trial program. Mr. Filson explained that the Duplex application date has expired and, to date, Duplex has not submitted alternative design options that ARC requested.

BOARD MEMBER REPORTS

President's Report:

Mr. Denlinger discussed unforeseen circumstances that would require expenditures without Board approval.

Upon a motion duly made, seconded, and unanimously carried, the Board approved to allow the President or treasurer to expend up to \$10,000.00 on emergencies and must be ratified at the next Board meeting. (Murphy/Kersey)

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Mr. Denlinger also discussed the Hats Off to Volunteers event on March 26, 2014. He asked Board members to help identify a local resident for recognition of his/her community service. It was agreed the secretary would notify all HOA Board presidents of the upcoming event.

Mr. Denlinger also reviewed the new laws applicable in 2014 that were passed by state legislators.

Secretary/Correspondence

Mrs. Denlinger provided an update on the stamped concrete. In speaking with the contractor, more of the stamped concrete had to be replaced so the repaired sections would match existing concrete. It was agreed that she will discuss this with the contractor and suggest they consider re-staining the entire areas on Bocage and Bajada without additional cost. The Board would then approve the to pay the balance of the costs owed that exceeded the original estimate.

Treasurer/Budget and Finance

Mr. Kersey reviewed collections with the Board. He stated that the cash position of the Association is in good condition, noting the reserve is funded at 98% as of December 31, 2013.

Vice President Report/Personnel

Mrs. Taylor discussed a staff concern and suggested the recommended action to be taken.

The Board agreed to hire another staff member to work in place of a scheduled staff person not available.

Landscaping

Mrs. Murphy discussed the berm, the new sidewalk along Bernardo Center Dr., and additional items not yet completed. She stated the Escala slope is undergoing work and will appear bare until the new growth becomes visible.

Due to safety concerns, it was agreed Mrs. Murphy would request that the City fill the areas between the slopes and sidewalk retaining wall with additional dirt.

Facilities/Maintenance

Mr. Hebert discussed the scheduled fumigation and suggested possible dates to close the facility. The clubhouse will be closed up to three days. He also reviewed pool plaster bids, noting he has additional questions for vendors regarding their estimates. He will update the Board at the February meeting.

Recreation/Social

Mrs. Ross reported that the recent happy hour was a success, with many new owners attending. She asked the Board if, during the summer months, homeowners could use the outdoor patio. She also requested that the patio light be repaired.

Mrs. Ross stated the tennis and pickle ball group schedules are working well. She then discussed possible upgrades for the kitchen area and provided a report on recommended changes & appliances.

Center Manager's Report

Ms. De La Pena reported that the tennis ball machine is not working; the Board agreed to have it repaired. She stated she replaced the pads on the AED machine outside the office, with a mandatory date of 2016 for new pads. She also reviewed costs for repairs to the patio furniture. Additionally, possible vendors were suggested for printing the new Directory.

Upon a motion duly made, and seconded, the Board approved the expenditure of \$550.00 for the repairs needed for the patio furniture.

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OLD BUSINESS

A draft of a Board operating policy document should be available for review at the February meeting.

NEW BUSINESS

None

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for February 18, 2014.

ADJOURNMENT

With no further business to discuss,

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 9:45 p.m. (Hebert/Kersey)

Prepared by:

Elite Community Management



February 18, 2014

Secretary

Date