



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

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

July 18, 2017

MINUTES

DIRECTORS PRESENT: Garry Denlinger President
John Kersey Treasurer
Ann Ross Director-at-large/Recreation/Social
Shirl Troxel Secretary
Tom Dudgeon Vice President/Personnel
Kathy Burke Director-at-Large/Landscape

DIRECTORS ABSENT: David Hebert Director-at-large/Facilities/Maintenance

OTHERS PRESENT Myrna De La Pena Community Center Manager
Chris Hodge Elite Community Management
2 owners present

CALL TO ORDER

The meeting was called to order by Board President, Garry Denlinger, at 4:05 p.m.

SELECTION OF OFFICERS

Upon a motion duly made, seconded, and unanimously carried, the Board approved the officers and committees as listed below. (Kersey/Ross)

Garry Denlinger	President
Shirl Troxel	Secretary
John Kersey	Treasurer
Tom Dudgeon	Vice President/Personnel
Kathy Burke	Director-at-Large/Landscape
David Hebert	Director-at-large/Facilities/Maintenance
Ann Ross	Director-at-large/Recreation/Social

APPROVAL OF PREVIOUS MINUTES

The Board reviewed the June 27, 2017 annual and regular minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the June 27, 2017 regular minutes as corrected. (Troxel/Kersey)

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MEMBER PARTICIPATION

An owner was present to inform the Board that damage was caused to the wheels and frame of the table tennis unit by unknown parties. Myrna De La Pena will determine if the warranty will cover repairs. She'll also create a signup sheet for use of the table tennis unit.

ARCHITECTURAL REVIEW COMMITTEE

Teri Denlinger reviewed the report from the July Architectural Review Committee meeting.

BOARD MEMBER REPORTS

President

Garry Denlinger reviewed the issues with the air conditioner servicing the clubhouse social room. He stated that this item will be discussed further under the Facilities/Maintenance Report.

Secretary/Correspondence

The Board discussed the processes and work required by the Secretary of the Association.

Treasurer/Budget and Finance

John Kersey reviewed the cash position of the Eastview RB Community Center for the month. John stated that the expenses are under budget and the reserves are at 85.5%. He noted some changes need to be made to the June financials. The corrected reports will be circulated among the Board.

Vice President/Personnel

Tom Dudgeon stated that all annual reviews have been completed for EVCC employees.

Director-at-large/Landscaping

Kathy Burke presented information regarding the clubhouse turf renovation. There will be greater emphasis on the interior raised planter renovation near the entrance. Closer plantings and larger plant specimens will create a more robust, aesthetically pleasing look in a shorter timeframe. The rear turf renovation will have a sparse appearance for a longer period of time, but it is not visible from the common areas.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the turf removal and planting project at a cost of \$11,761 with an actual cost of \$5,650 -- after a rebate of \$6,111 from the City of San Diego Water Utilities Department. This expenditure will be funded from reserves. (Burke/Kersey)

Director-at-large/Facilities/Maintenance

The Board reviewed a written report submitted by David Hebert and discussed proposals for an air conditioner unit replacement for the clubhouse social room. Garry Denlinger discussed options for a suitable replacement unit based on meetings with vendors and research of specs for several different units.

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Director-at-large/Facilities/Maintenance (continued)

Upon a motion duly made, seconded, and unanimously carried, the Board approved the replacement of a five ton air conditioner for the clubhouse social room, installed by Progressive Heating. *The cost of the unit not to exceed \$7,000 and the expenditure will be funded from reserves. (Denlinger/Ross)*

Director-at-large/Recreation/Social

Ann Ross reviewed the social report with the Board. They discussed the happy hour schedule and the Board's current requirement that a Board member attend each event. The Board agreed that once a month is sufficient for social hours held at the Clubhouse. The new schedule takes effect August 1, 2017. It was also agreed that Annette Storer, the past **Secretary**, will fill in for Ann Ross at the August 4, 2017 happy hour.

The Board discussed an "End of Summer" BBQ for the community. Ann Ross and Myrna De La Pena agreed to work on the event to occur in either September or October.

Community Center Manager

Myrna De La Pena reviewed the monthly activity report with the Board.

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

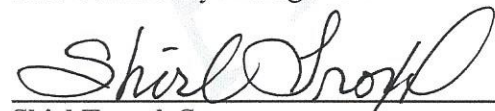
The next scheduled Board of Directors meeting is August 15, 2017, at 4:00 p.m.

ADJOURNMENT

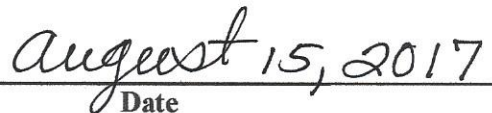
Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:43 p.m. (Kersey/Ross).

Prepared by:

Elite Community Management



Shirl Troxel, Secretary
Eastview RB Community Center Board of Directors



Date