



---

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

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

**June 23, 2015**

**MINUTES**

**DIRECTORS PRESENT:**

Garry Denlinger	President
Teri Denlinger	Secretary/Architectural Review Committee
Tom Dudgeon	Vice President/Personnel
John Kersey	Treasurer
David Hebert	Director @Large/ Facilities/Maintenance
Paula Taylor	Director @ Large/Landscaping
Ann Ross	Director @ Large/Recreation/Social

**DIRECTORS ABSENT:**

None

**OTHERS PRESENT**

Myrna De La Pena	Community Center Manager
Amanda Amezcua	Elite Community Management
Eastview homeowners	

---

**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 May 19, 2015, meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the board approved the May 19, 2015, minutes as corrected (T. Denlinger/Ross).**

**MEMBER PARTICIPATION**

None

**ARCHITECTURAL REVIEW COMMITTEE**

At the June ARC meeting, the committee approved nine applications. One application was denied by the Duplex Board. ARC also approved a letter to be distributed to each Patio Association President, inviting them to a general discussion regarding state and city drought mandates and possible common-area landscaping renovations. Aesthetics for all exclusive use and common-area landscaping in the Eastview community are the responsibility of ARC.

Teri Denlinger announced she will remain on the Architectural Committee.

**BOARD MEMBER REPORTS**

**President's Report:**

Mr. Denlinger commented on a new law effective July 1, 2015, regarding paid sick leave for all part time employees. He also reminded board and community members that the meeting time for the Community Center Board of Directors will change from 7:00 p.m. to 4:00 p.m. beginning in July.



## **EASTVIEW RB COMMUNITY CENTER**

**June 23, 2015 - Regular Meeting of the Board of Directors**

**Page 2**

### Secretary/Correspondence

There was no correspondence in June.

### Treasurer/Budget and Finance

Mr. Kersey commented that gas and electric are under budget. Cash is strong; however, water/sewer expenses have increased. Following a discussion regarding a \$400.00 rebate for newly installed toilets, the rebate amount should be posted in the reserve account.

### Vice President Report/Personnel

Mr. Dudgeon reported that he will be working with Myrna on minor updates to the Personnel Policies and Procedures Manual. Mr. Dudgeon also noted that a new employee was recently hired; adding that non-exempt performance reviews and salary increases for 2015-16 are being completed.

### Landscaping

Mrs. Taylor reported that major projects included berm maintenance and the monument renovation. The existing monument plantings were removed and replaced with new drought tolerant plants. Mrs. Taylor also commented that she worked with Mr. Hebert on the selection of new LED lighting for the monument area at an approximate cost of \$1,076.00.

**Upon a motion duly made, seconded, and unanimously carried, the board approved new lighting for the monument area, not to exceed \$1,000.00 (Taylor/Hebert).**

### Facilities/Maintenance

Mr. Hebert reported that painting of the exterior masonry walls and monument wall are completed. There was an additional cost of \$250 due to further wall repairs. Mr. Hebert is seeking quotes for painting the tennis court lights, with a rough estimate from Richris for \$2,800, with the board providing paint and materials. Mr. Hebert also requested a bid from Colossus.

The clubhouse windows continue to show signs of degradation and suggested that replacement of all windows should be the board's next priority.

### Recreation/Social

Mrs. Ross reported that with the warmer weather, Happy Hour will be held both in the clubhouse and outdoors. Also, tennis and pickle ball are going well.

The committee will be discussing a fall barbeque to be hosted by the Community Center Board for Eastview members. Mrs. Ross also expressed thanks to Myrna for organizing food and drinks for the Annual Meeting.

### Community Center Manager's Report

Ms. De La Pena informed the board of a limited-hour clubhouse event in May. Ms. De La Pena noted that the patio furniture repairs have been completed, and the exterior paint project went extremely well.

### OLD BUSINESS

Standing Rules of Procedure will be completed by the July meeting.

### NEW BUSINESS

None



**DATE OF NEXT MEETING**

The next scheduled Board of Directors meeting is July 21, 2015, at 4:00 p.m.

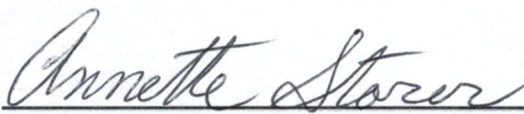
**ADJOURNMENT**

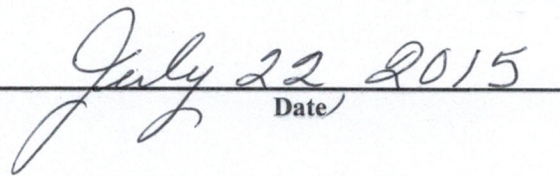
With no further business to discuss,

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:08 p.m.  
(Kersey/Hebert)

Prepared by:

Elite Community Management

  
\_\_\_\_\_  
Secretary, Eastview Community Center Board of Directors

  
\_\_\_\_\_  
Date