



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

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

June 27, 2017

MINUTES

<u>DIRECTORS PRESENT:</u>	Garry Denlinger	President
	John Kersey	Treasurer
	Ann Ross	Director-at-large/Recreation/Social
	Annette Storer	Secretary
	Tom Dudgeon	Vice President/Personnel
	Kathy Burke	Director-at-Large/Landscape
<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
	4 owners present	

CALL TO ORDER

The meeting was called to order by Board President, Garry Denlinger at 3:45 p.m.

APPROVAL OF PREVIOUS MINUTES

The Board reviewed the May 16, 2017.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the May 16, 2017 regular minutes as written. (Storer/Burke)

MEMBER PARTICIPATION

None

ARCHITECTURAL REVIEW COMMITTEE

The Board reviewed the report from the April Architectural Committee meeting.

BOARD MEMBER REPORTS

President's Report:

Mr. Denlinger stated that he had received a thank you note from the Harris's at 18109 Chretien Court for the way the Board handled their roof matter.

Secretary/Correspondence

No report given. The Board thanked Mrs. Storer for all her help and support over the past year.

EASTVIEW RB COMMUNITY CENTER
Board of Directors Meeting – June 27, 2017
Page 2

Treasurer/Budget and Finance

The Treasurer reviewed the financials for the month. He stated that the expenses are under budget and the reserves are at 109 percent funded. He recommended the Board moving \$20,000.00 from reserves to operating to cover reserve costs previously paid from the operating budget.

He noted that he signed the Auditors contract to have the review and taxes for the Association completed.

Upon a motion duly made, seconded, and unanimously carried, the Board approved moving \$20,000.00 from reserves to the operating account, offsetting reserve costs previously paid from the operating budget. (Kersey/Dudgeon)

Vice President Report/Personnel

Mr. Dudgeon stated that he and Myrna provided reviews to the employees. In addition, Mr. Dudgeon will be meeting with Mr. Denlinger to conduct Myrna's annual review.

Landscaping

Kathy Burke provided the landscape report for the Board. She discussed rebates for turf reduction and increasing the size of plants per a recommendation from the Architectural Committee. It was agreed to get an additional quote using one gallon plants in the triangle area and five gallon plants in the raised bed, then review with the Board.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the removal of a dead tree at the cost of \$700.00 to be paid from reserves. (Burke/Kersey)

Facilities/Maintenance

The Board reviewed the report that Mr. Hebert provided in his absence. It was noted that the lights in the office were changed to LED lights at the cost of \$244.00.

An emergency repair of the Community Center AC was completed on Monday, June 26, 2017 at a cost of \$731. The compressor wouldn't start and blew fuses. A hard start kit was installed as a temporary fix. We began the process of getting quotes for replacement of the AC and possible upgrade from 4 ton to 5 ton.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the repair of the Air Conditioner at the cost of \$731.00 to be paid from reserves. (Kersey/Storer)

Recreation/Social

Mrs. Ross stated that summer is busy and everything is running smoothly.

Community Center Manager's Report

Myrna reviewed the monthly activity report with the Board.

OLD BUSINESS

None

NEW BUSINESS

None

EASTVIEW RB COMMUNITY CENTER
Board of Directors Meeting – June 27, 2017
Page 3

DATE OF NEXT MEETING

The next scheduled Board of Directors meeting is July 18, 2017, at 4:00 p.m.

ADJOURNMENT

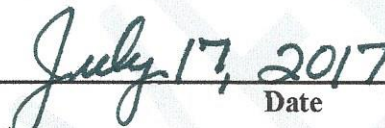
Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:20 p.m. (Kersey/Ross).

Prepared by:

Elite Community Management


Shirl Troxel, Secretary

Eastview RB Community Center Board of Directors


Date

APPROVED