



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

**March 25, 2014**

**MINUTES**

<b><u>DIRECTORS PRESENT:</u></b>	Garry Denlinger	President
	Paula Taylor	Vice President/Personnel
	John Kersey	Treasurer
	Teri Denlinger	Secretary/Architectural Vice Chair
	Ann Ross	Director @ Large/Recreation & Social
	David Hebert	Director @Large/ Facilities/Maintenance
<b><u>DIRECTORS ABSENT:</u></b>	Pat Murphy	Director @ Large/Landscape
<b><u>OTHERS PRESENT</u></b>	Chris Hodge	Elite Community Management

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**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 February 18, 2014 meeting minutes.

**Upon a motion duly made, seconded, and carried, the Board approved the January 21, 2014, minutes as corrected. (T. Denlinger/Taylor) 4 approved and 2 abstained.**

**MEMBER PARTICIPATION**

An owner requested three Thursday dates for the spring women's tennis league. The Board agreed to schedule the league's play for May 8, 15, and 29. .

The Board discussed purchasing a new tennis court net if required. It was agreed to review the recently repaired net and, if necessary, purchase a new net, with possibly an extra net for future circumstances.

**ARCHITECTURAL REVIEW COMMITTEE**

Mrs. Denlinger stated that all ARC applications were reviewed and approved by ARC. The Committee is reviewing the installation of the first solid patio cover and will monitor construction. The Board reviewed the letter sent to the three HOA presidents that summarizes current ARC policy and procedures. Teri also discussed Patio II landscaping work and such work requires ARC approval. It was agreed that Garry, Teri, and ARC Chair Ron Filson will first meet with the Patio II president before requesting that the Community Center attorney address ARC's responsibilities regarding landscaping alterations in non-exclusive use areas.

**BOARD MEMBER REPORTS**

**Presidents Report:**

The Board reviewed the updated assessment collection policy distributed to homeowners in February, allowing for a 30-day window for member responses. No owners were present at the March meeting to address the policy.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the new collection policy as present to the membership as written. (Kersey/T. Denlinger)**

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The Board also reviewed letters sent from owners to the Board president. Regarding the upcoming budget process, Board members agreed to meet regarding the budget preparation.

Secretary/Correspondence

Mrs. Denlinger reported there was no correspondence.

Treasurer/Budget and Finance

Mr. Kersey reviewed the delinquency report. It was agreed to have Elite review Accounts Receivable and then discuss the account with Mr. Kersey.

Mr. Kersey reviewed the budget and reserve funding year-to-date and provided the Board with concepts for developing the Association's budget. He will meet with the Auditor and discuss reclassification of the termite tenting expense to reserves.

Vice President Report/Personnel

Mrs. Taylor spoke about employee-related concerns and the Board agreed to continue searching for additional staff.

Landscaping

Mrs. Murphy provided a written report for the Board to review in her absence.

Facilities/Maintenance

Mr. Hebert discussed concerns that the SDG&E rebate was not yet received and related issues regarding payments to vendors. He will continue to try and identify circumstances contributing to the hold on the SDG&E rebate. In addition, Mr. Hebert reviewed the current pool re-plaster and the need to keep the heat off for a 30 day period so the plaster can cure.

**Upon a motion duly made, and seconded, the Board approved not heating the pool for a 30 day period. (Hebert/Kersey)**

Recreation/Social

Mrs. Ross reviewed the Social Committee's activities, including the May 2 Cinco de Mayo celebration at the Clubhouse. Mrs. Ross also discussed the continued happy hour success, especially the attendance of newer homeowners in the community. Additionally, she informed the Board that the new appliances were installed.

Center Manager's Report

Ms. De La Pena provided a report to the Board outlining the Center's activities. She also asked the Board to allow for a \$50.00 purchase for a magnetic car sign for the upcoming RB July 4 parade.

The Board also concurred that this year's Eastview representatives for Hats Off to Volunteers, Russ and Grace McCalley, would be invited to ride with Myrna during the celebration.

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**OLD BUSINESS**

None

**NEW BUSINESS**

None

**DATE OF NEXT MEETING**

The next scheduled Board of Directors meeting is April 22, 2014.

**ADJOURNMENT**

With no further business to discuss,

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 8:56 p.m.  
(Hebert/Kersey)**

Prepared by:

Elite Community Management



April 22, 2014

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Secretary

Date