



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

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

May 16, 2017

MINUTES

DIRECTORS PRESENT:

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

DIRECTORS ABSENT: None

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 4:00 p.m.

APPROVAL OF PREVIOUS MINUTES

The Board reviewed the April 18, 2017.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the April 18, 2017 regular minutes as written. (Storer/Ross)

MEMBER PARTICIPATION

An owner discussed the table tennis use.

ARCHITECTURAL REVIEW COMMITTEE

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

Phillip Harris from 18109 Chretien Court was present to address the Board regarding the roof that was installed without Architectural Approval.

Upon a motion duly made and seconded, and unanimously carried, the Board approved to accept the appeal for the Architectural Committee denial of his concrete tile roof on condition that the owners accept the conditions sheet attached to these minutes for the roof. (Kersey/Hebert)

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BOARD MEMBER REPORTS

President's Report:

Mr. Denlinger noted that the annual meeting will be held on June 27, at 3:30 p.m.

He reviewed section "M" of the Architectural Rules which will be modified for clarification reasons only.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the changes to Section M of the Architectural Rules as stated, so the rules are more clear to the residents. (Hebert/Storer)

Secretary/Correspondence

No report given.

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 104 percent funded.

He reviewed the reserve study with the Board and his assumptions for the reserve study.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the 2017-2018 reserve study by McCaffrey Reserve report and to accept the Board's funding of reserves. (Kersey/Hebert)

Mr. Kersey reviewed the Budget for the 2017-2018 fiscal year.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the 2017-2018 Budget with no increase in the dues. (Kersey/Ross)

Vice President Report/Personnel

The Board reviewed the report from Mr. Dudgeon.

Landscaping

Kathy Burke provided the landscape report for the Board. A representative from LandCare was present to review the rebate process with the Board.

Upon a motion duly made, seconded, and unanimously carried, the Board approved removing the lawn areas in the raised planter and triangle section of lawn at the cost of \$9518 with a City of San Diego rebate of \$6750.00. (Burke/Kersey)

Architectural approval would be needed for the plantings.

Facilities/Maintenance

Mr. Hebert reviewed the cost of the new doors for the clubhouse. It was agreed to seek additional quotes.

He asked for permission from the Board to replace the lights in the men's and women's restroom with LED lights.

Upon a motion duly made, seconded, and unanimously carried, the Board approved new LED lights for the bathrooms in the clubhouse at a cost not to exceed \$600.00. (Hebert/Ross)

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Recreation/Social

Mrs. Ross stated that the Cinco de Mayo party was the best one yet and was under budget.

She also reviewed the speakers in the clubhouse.

Community Center Manager's Report

Myrna 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 June 27, 2017, at 4:00 p.m.

ADJOURNMENT

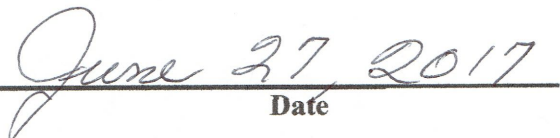
Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 6:09 p.m. (Storer/Hebert).

Prepared by:

Elite Community Management



Annette Storer, Secretary
Eastview RB Community Center Board of Directors


Date



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Conditions under which Mr. & Mrs. Harris may retain concrete roofing

Philip and Sheila Harris
18109 Chretien Ct.
San Diego, CA 92128

- ARC shall be responsible for making the sole determination as to the roofing maintenance standards of the roof located at 18109 Chretien Ct. as well as all roofs within the Eastview community.
- Roofing maintenance standards may include, but are not limited to, the cleaning of the roofs as necessary when or where required, or unacceptable color fading or darkening. Maintenance shall be performed at the owner's cost.
- The Community Center ARC shall include as part of its roofing maintenance determining when roofing replacement is required due to unacceptable fading, discoloration, or other issues.
- No replacement roofing shall be installed with concrete tile unless at some point in the future the Community Center ARC determines concrete tile to be an acceptable roofing material permitted for use within the Eastview Community. The owner assumes all responsibility for replacement costs.