



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

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

October 20, 2015

MINUTES

<u>DIRECTORS PRESENT:</u>	Garry Denlinger	President
	Tom Dudgeon	Vice President/Personnel
	Annette Storer	Secretary
	John Kersey	Treasurer
	Ann Ross	Director-at-large/Recreation/Social
	Paula Taylor	Director-at-large/Landscape
	David Hebert	Director-at-large/ Facilities/Maintenance

DIRECTORS ABSENT: None

<u>OTHERS PRESENT</u>	Myrna De La Pena	Community Center Manager
	Chris Hodge	Elite Community Management
	Ron Filson	Architectural Chair
	Mr. and Mrs. Jacobs- Robinson	Homeowner

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 September 15, 2015 meeting Minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the September 15, 2015 minutes as written (Storer/Dudgeon). John Kersey and Ann Ross abstained.

MEMBER PARTICIPATION

None.

ARCHITECTURAL REVIEW COMMITTEE

Ron Filson, chair of the Architectural Review Committee (ARC), reviewed an application from Debra & Dave Jacobs-Robinson. Ron provided the Board with the details of the application and the guidelines for ARC. ARC denied the application because the solar panels do not meet ARC requirements since they are not all black panels, frames, and backing. It was noted "consistency and aesthetics" are the purview of ARC.

The Jacobs-Robinsons are appealing the ARC decision and provided the Board with their information on the solar panels they would like to have installed. They provided the Board a summary of quotes from four companies and the costs of the panels. The Jacobs-Robinsons stated that the cost to install panels meeting the requirements of ARC would be more than \$1,000 higher, and therefore should be approved.

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The Board discussed the information provided and asked the homeowners to obtain an additional quote from Sunrun, the company installing the Costco system, and to confirm if Costco could provide an all black panel for the roof; Costco's web-site indicates an all black panel might be available. The Board took all the information provided and will do research on the issue. It was agreed to table the matter at this time until the November board meeting.

The Architectural Committee Chair also discussed a unit in Duplex that installed the wrong colored windows. He stated the committee is working on this issue. He also asked that all major Community Center changes come to the Architectural Committee prior to approval by the Board.

BOARD MEMBER REPORTS

President's Report

Mr. Denlinger reviewed the changes being made in the Neighborhood Watch program for the Community. Marcus Ross resigned his position as Eastview Coordinator for Neighborhood Watch and Karen Amaya assumed that role.

He reviewed the meeting schedule with the Board over the next three meetings and agreed to inform the Board if there are any changes.

Secretary/Correspondence

No report was provided.

Treasurer/Budget and Finance

Mr. Kersey reviewed the year-end audit entries with the Community Center. He stated that Elite had made an error in the adjustments and will be having it corrected. He reviewed the Annual Audit with the Board members and discussed some changes in the format of the monthly financials. He also discussed an issue of funds due to cash from reserves.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the write off of liability from reserve to operating the amount of \$70,221.00. (Kersey/Ross)

The Board reviewed the accounts of two owners that are delinquent. It was agreed to contact the owners to determine the issue with payment and resolve the problem.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the audited financial statements to be mailed. (Kersey/Hebert)

Vice President Report/Personnel

Mr. Dudgeon reported the staff will be getting CPR and AED certified over the next month. He reviewed the dress code changes with the Board.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the revised dress code as written. (Dudgeon/Taylor)

Landscaping

Mrs. Taylor stated that the sycamores and alder trees have been trimmed and that one dead tree has been removed from the berm. She stated that some of the plants are being lost due to the drought.

Upon a motion duly made, seconded, and unanimously carried, the Board approved removing the dead escollonia bushes and replace them with Texas Ranger bushes at the cost of \$750.00. (Taylor/Ross)

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The Board discussed upgrades to the slope and berm. It was suggested to get a new proposal on less plants just to fill the bare areas.

Facilities/Maintenance

Mr. Hebert reviewed his written report with the Board. He explained the additional electrical expense for the pool lights which was approved as an emergency.

Upon a motion duly made, seconded, and unanimously carried, the Board post approved \$2,060.00 for the additional wiring at the pool due to faulty wiring to be paid from reserves. (Hebert/Taylor)

Mr. Hebert discussed the pool cover with the Board. It was agreed to delay on the new pool cover until next spring.

The Board discussed Creative Pools going out of business. The Board discussed the action taken by the Board for a new pool service.

Upon a motion duly made, seconded, and unanimously carried, the Board post approved Commercial Pool Solutions to provide pool service work at the annual cost of \$21,400.00. (Denlinger/Hebert)

Recreation/Social

Mrs. Ross provided a written report on the past social events. She discussed the success of the BBQ Event and changes that can be made next year. She noted the preparations of the holiday party to be held on December 5th.

Mrs. Ross reviewed the recent survey sent to the owners.

Community Center Manager's Report

Ms. De La Pena reviewed tasks completed during the past month. She noted that a tennis player twisted her ankle and may have broken her foot. It was not related to any defects at the Center.

OLD BUSINESS

None

NEW BUSINESS

It was agreed to table the issue on the purchase of a television set until next month.

DATE OF NEXT MEETING


The next scheduled Board of Directors meeting is November 17, 2015 at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 6:42 p.m. (Kersey/Hebert).

Prepared by:

Elite Community Management



Annette Storer, Secretary
Eastview RB Community Center Board of Directors



Date