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

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

**October 18, 2016**

**MINUTES**

<b><u>DIRECTORS PRESENT:</u></b>	Garry Denlinger	President
	Annette Storer	Secretary
	Tom Dudgeon	Vice President/Personnel
	John Kersey	Treasurer
	Paula Taylor	Director-at-large/Landscape
	David Hebert	Director-at-large/Facilities/Maintenance
	Ann Ross	Director-at-large/Recreation/Social
<b><u>DIRECTORS ABSENT:</u></b>	Myrna De La Pena	Community Center Manager
<b><u>OTHERS PRESENT</u></b>	Chris Hodge	Elite Community Management
	11 owners present	

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**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 20, 2016 regular meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the September 20, 2016 regular minutes as corrected. (Storer/Kersey)**

**MEMBER PARTICIPATION**

A group of eleven owners were present to discuss the pool furniture and umbrellas. They explained, in the past, the pool furniture has been re-strapped. It was agreed to look at replacing the pool furniture. The Board agreed that they could buy additional umbrellas. The Board thanked the owners on voicing their concerns with the pool furniture and that it will be placed on the agenda for a future Board meeting.

**ARCHITECTURAL REVIEW COMMITTEE**

The Board reviewed the report from the most recent Architectural Committee meeting. It was noted that the committee is reviewing the guidelines for any changes.

**BOARD MEMBER REPORTS**

President's Report:

Mr. Denlinger discussed with the Board changing the November and December Board meetings to a combined meeting on November 29<sup>th</sup>.

Mr. Denlinger discussed the Workers' Compensation insurance with the Board. He noted that he asked to have a quote and found a service that is charging similar to last year's premium.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved coverage with SAX Insurance agency if the policy premium does not exceed \$3,500.00. (Denlinger/Kersey)**

Secretary/Correspondence

No report given.

Treasurer/Budget and Finance

Mr. Kersey reviewed the financials for September 30, 2016. He noted that the allowance for bad debt is actually a payroll expense and will be changed on the next month financial. He discussed the cash position of the Association and noted that after a transfer of about \$70,000, the reserves will be funded at 100.9 %.

Mr. Kersey reviewed the budgeted expenses and the delinquent accounts. It was agreed to reverse the late charges and interest on accounts less than \$25.64 to \$10.00.

Vice President Report/Personnel

Mr. Dudgeon reported that he held the annual staff meeting and reviewed the operating rules with the employees. He noted that Myrna is on vacation this week.

Landscaping

Mrs. Taylor reviewed the landscape report with the Board. She noted that the new landscapers are working out. She discussed the issues with some trees and agreed to have a report ready for the November meeting.

Facilities/Maintenance

Mr. Hebert provided a written report for the Board to review. He noted that the wall mounted TV has been completed and he held off on the DVD until a solution can be made with the shelf. He stated, with the difference in price, he was able to get a 5 year warranty on the TV at a cost of \$262.49. He reviewed the condition of the pool cover and has reached out to the manufacturer for resolution on the cover lengths.

He explained to the Board that the pool cover stand wheels have been an issue. In the process of getting the new pool cover, he found out that the new wheels will cost \$600.00.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the new wheels for the pool cover stand at the cost of \$600.00 to be paid from reserves. (Hebert/Kersey)**

Recreation/Social

Mrs. Ross reported that the happy hour is going strong and line dancing is still going on. She reported that Mama Cellas is set for the Holiday Party and the committee elected to go with a DJ instead of the live music. She proposed a special happy hour for the Library Manager, Russ McCalley, since he is moving out of the community. The Board agreed with her idea.

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Community Center Manager's Report

No report given.

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**DATE OF NEXT MEETING**


The next scheduled Board of Directors meeting is November 29, 2016, at 4:00 p.m.

**ADJOURNMENT**

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:36 p.m. (Kersey/Storer).

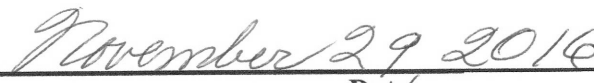
Prepared by:

Elite Community Management



Annette Storer, Secretary

Eastview RB Community Center Board of Directors



Date