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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 17, 2017**

**MINUTES**

**DIRECTORS PRESENT:** Garry Denlinger President  
Shirl Troxel Secretary  
John Kersey Treasurer  
Tom Dudgeon Vice President/Personnel  
Kathy Burke Director-at-Large/Landscape  
David Hebert Director-at-large/Facilities/Maintenance

**DIRECTORS ABSENT:** None

**OTHERS PRESENT** Myrna De La Pena Community Center Manager  
Chris Hodge Elite Community Management  
Teri Denlinger Representing ARC  
7 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 19, 2017 regular minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the September 19, 2017 regular minutes as written. (Troxel/Burke)**

**MEMBER PARTICIPATION**

A group of owners were present to discuss cancellation of Happy Hour scheduled for the 3<sup>rd</sup> Friday of each month and asked to have them reinstated.

**ARCHITECTURAL REVIEW COMMITTEE**

Teri Denlinger provided the Board with the recent report from the Architectural Review Committee (ARC) meeting.

**BOARD MEMBER REPORTS**

**President's Report:**

Garry Denlinger summarized homeowner concerns regarding the cancellation of Happy Hour on the 3<sup>rd</sup> Friday of each month. He asked Board members for their recommendations. The Board reviewed the need for a Board member or staff to attend each Happy Hour, including safety and liability issues and properly closing the facility no later than 9:00 p.m.

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**Upon a motion duly made, seconded, and unanimously carried, the Board approved reinstating Happy Hour scheduled for the 3<sup>rd</sup> Friday of each month with the stipulation that either an EVCC Board member or staff be present to close the Community Center at 9:00 p.m. (Troxel/Hebert)**

Garry Denlinger announced the resignation of Ann Ross and the Board agreed to look for a replacement. Myrna De La Pena agreed to oversee social committee functions, to include the EVCC annual Holiday party scheduled for December 2, until a replacement is appointed to the Board.

The Board discussed the 2017-2018 Eastview Directory and Rules-

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the 2017- 2018 Directory and Rules as presented. (Kersey/Troxel)**

**Upon a motion duly made, seconded, and unanimously carried, the Board approved funds to print the 2017-2018 Directory and Rules at a cost not to exceed \$2,500 for 500 copies. (Kersey/Hebert)**

### Secretary/Correspondence

No eorrespondence was distributed during the month.

### Treasurer/Budget and Finance

The Board reviewed the budget and expenses for the month. John Kersey discussed water consumption and costs that are well over projected amounts. He noted that the reserves are funded at 88%.

### Vice President/Personnel

Tom Dudgeon reported that the staff member who was on medical leave is back at work. It was noted that the employee's injury was not work related.

### Member-at-Large/Landscaping

Kathy Burke reviewed the Landscape Report with the Board. She reported that all requirements have been met to qualify for a rebate from the San Diego Water Conservation Program. We can expect to receive the rebate in six to 12 weeks.

### Director-at-Large/Maintenance

David Hebert reviewed the Maintenance Report with the board. David stated that he is going to try cleaning the patio heaters before replacing them. If he is unable to satisfactorily clean them, David will buy two new heaters for a cost of \$120 each. David also discussed proposals to re-plaster the spa.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved a proposal from Greenleaf Pool Plastering to re-plaster the spa at a cost not to exceed \$5,000. This expense is to be paid from reserves. (Hebert/Kersey)**

### Recreation/Social

Myrna De La Pena provided the Board with the Social Report.

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Community Center Manager's Report

Myrna De La Pena reviewed the Manager's Report with the Board. She reported that all work shifts have been successfully staffed.

**OLD BUSINESS**

None

**NEW BUSINESS**

The Board discussed the need to recruit a fifth owner of the EV community to serve on the Architectural Review Committee.

**DATE OF NEXT MEETING**

The next Board of Directors meeting is scheduled for December 12, 2017, at 4:00 p.m.

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:41 p.m. (Kersey/Hebert)**

Prepared by Elite Community Management



**Shirl Troxel, Secretary**  
**Eastview RB Community Center Board of Directors**

**December 12, 2017**

**Date**