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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**

**September 18, 2018**

**MINUTES**

**DIRECTORS PRESENT:** Garry Denlinger President  
John Kersey Treasurer  
David Hebert Director-at-Large/Facilities/Maintenance  
Shirl Troxel Secretary  
Nemira Stauskas Director-at-Large/Recreation/Social

**DIRECTORS ABSENT:** Tom Dudgeon Vice President/Personnel  
Pat Chenet Director-at-Large/Landscape

**OTHERS PRESENT** Myrna Estremera Community Center Manager  
Chris Hodge Elite Community Management  
Teri Denlinger Architectural Committee

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**CALL TO ORDER**

The meeting was called to order by Board President Garry Denlinger at 4:03 p.m.

**APPROVAL OF PREVIOUS MEETING MINUTES**

The Board reviewed the August 21, 2018 regular meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the August 21, 2018 regular meeting minutes as written. (Troxel/Hebert)**

**ARCHITECTURAL REVIEW COMMITTEE (ARC) RULES VIOLATION**

The Board discussed an ARC violation that has been resolved. After numerous phone calls and letters from ARC and the Board, the owners reinstalled muntins in their garage door windows. The Board agreed the \$100 fine should stand. An invoice will be prepared by Elite Community Management.

**MEMBER PARTICIPATION**

None

**ARCHITECTURAL REVIEW COMMITTEE (ARC)**

Teri Denlinger reviewed the monthly ARC report with the Board. The Board discussed an additional unit in Patio II that is in violation of ARC rules pertaining to missing muntins. This issue was tabled until the next Board meeting to allow time for additional research.

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BOARD MEMBER REPORTS

President's Report:

Garry Denlinger had no items to discuss.

Secretary/Correspondence

No correspondence was distributed since the last Board meeting.

Treasurer/Budget and Finance

John Kersey reviewed the July 31 and August 31, 2018 financials. He noted that collections are in excellent shape and stated that reserves are funded at 95%.

Vice President Report/Personnel

No report.

Landscaping

The Board reviewed Pat Chenet's written Landscape Report. The Board is in favor of the service date change for the landscapers.

Irrigation rotors will be replaced, 6 per month, at a total cost of \$150/month until all old rotors (50) have been replaced.

Some shrubs in the back triangle have died due to a broken irrigation valve. The shrubs will be replaced free of charge by LandCare. Also, shrubs in the raised bed near the tennis courts need to be replaced -- after determining why they have not survived. Another sprinkler may be needed. A tree limb in the back of the pool area is leaning against the wrought iron fence. Bids from tree trimming services will be sought to assess and offer recommendations.

Facilities/Maintenance

David Hebert reviewed the recent repairs made to the bench on the tennis court by Colossus. Colossus will repair the remaining two benches -- on site.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the repair to the two benches at a cost not to exceed \$700, to be paid from Tennis Court reserves.  
(Hebert/Kersey)**

David stated that Matchpoint will replace the net on court four and replace the crank that tightens the net.

David is waiting for a proposal from Zech Plumbing to replace/reconfigure the urinal drain lines.

Recreation/Social

Nemira Stauskas agreed to the host social hour scheduled for October 5<sup>th</sup> and David Hebert will be the Board representative on October 19<sup>th</sup>. Nemira informed the Board that a free Fall Bar-B-Q is scheduled for October 13<sup>th</sup> from 7 – 9 p.m. A flyer was mailed to all residents on September 17<sup>th</sup>.

Community Center Manager's Report

Myrna Estremera stated that there were three Clubhouse rentals in August and fall hours (8 a.m. to 7 p.m. daily) started on September 4<sup>th</sup>.

**OLD BUSINESS**

None

**NEW BUSINESS**

The Board discussed the possibility of rewriting the ARC garage door policy the next time the directory is produced.

**DATE OF NEXT MEETING**

The next Board of Directors meeting is scheduled for October 16, 2018, at 4:00 p.m.

**ADJOURNMENT**

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:16 p.m. (Kersey/Hebert).

Prepared by:  
Elite Community Management and Shirl Troxel



Shirl Troxel, Secretary  
Eastview RB Community Center Board of Directors

12/18/2018

Date

Revised Approval 12.18.2018