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

**EASTVIEW PATIO HOMES II ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS**

**February 9, 2023**

**MINUTES**

**DIRECTORS PRESENT:** Ron Filson                      President  
George Gigliotti                      Vice President/CFO  
Karin Pfeiffer                      Secretary  
Kathy Hebert                      Director at Large  
Kay Rodricks                      Director at Large

**DIRECTORS ABSENT:**      None

**OTHERS PRESENT:**      One owner present and C. Hodge of Elite Community Management

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**CALL TO ORDER**

The meeting was called to order by Board President, Ron Filson at 4:03 p.m.

**APPROVAL OF PREVIOUS MEETING MINUTES**

The Board reviewed the January 12, 2023, regular meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the January 12, 2023, regular meeting minutes as written.**

**MEMBER PARTICIPATION**

None

**ARCHITECTURAL REPORT**

Feb. ARC meeting to be held the next week. (Feb. 14)

**COMMITTEE REPORTS**

Landscape

Mr. Filson indicated that since the last meeting, plantings have been put on many of the bare spots on the back slopes. Next month, he will update what addition work has been done and what is left to do.

He reviewed the bids for slope tree trimming and removal recommended by the arborist. The low bid was submitted by the Atlas Tree company, and they were awarded the work at a cost of \$3,460.00.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the Atlas Tree proposal at the cost of \$3,460.00.

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The Board reviewed a letter from a homeowner requesting the trimming of an overgrown tree in their front yard. Our landscape company was able to trim the tree.

The Board discussed the height of the large pines behind some homeowner's houses and their concern about how stable are the trees. The Board will discuss this issue with our arborist and the results will be put in the next newsletter.

Financial

Mr. Gigliotti presented the Financial Results for the month ended January 31, 2023:

Cash increased \$8,044 from \$76,380 to \$84,424 due mainly from an operating profit of \$15,798, an increase in prepaid accounts of \$10,048, a decrease in delinquent accounts of \$1,070 offset by a transfer of \$11,985 to the reserve accounts and payment of prior month water costs of \$7,141. All other activity increased cash \$254.

Current month and year to date operating expenses of \$25,663 were favorable to budget by \$857 all due to lower landscape costs.

Current month and year to date operating profit of \$15,798 was favorable to budget by \$843 for the same reasons given for operating expenses.

Delinquent accounts decreased \$1,070 from \$3,820 last month to \$2,750 at the end of January. There are 7 homeowners past due. In the future an update of the status of delinquencies a day or so before the Board meeting will be done.

Welcome

No new homeowners were reported for January/February.

Home Inspections

Ms. Pfeiffer noted everything is completed for the 2022 home inspections.

Hardscape

Mrs. Hebert stated that the City of San Diego has made a streetlight repair list and our streets are included. She also discussed the rusted irrigation tower on Corte Tezcuco that needs a new door.

President's Report

The Board held a parking violation hearing and it was agreed to have two Board members visit the property to see if two cars can be put in the garage. The outcome will be discussed at the next Board meeting.

The announcement for Board member openings was sent out in the January newsletter and homeowner interest is due back by March 3<sup>rd</sup>. Voting ballots will go out in March. April 13<sup>th</sup> will be the annual meeting.

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**CORRESPONDENCE**

A. None

**UNFINISHED BUSINESS**

A. None

**NEW BUSINESS**

A. None

**DATE OF NEXT MEETING**

The next Board of Directors meeting is scheduled for March 9, 2023, at 4:00 p.m.

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:35 p.m.**

Prepared by:  
Elite Community Management and Karin Pfeiffer

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**Karin Pfeiffer, Secretary**  
**Eastview Patio Homes II Association Board of Director**

**Date**