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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 10, 2022**

**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:**      None

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**CALL TO ORDER**

The meeting was called to order by Board President, Ron Filson at 4:00 p.m.

**APPROVAL OF PREVIOUS MEETING MINUTES**

The Board reviewed the January 13, 2022 regular meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the January 13, 2022 regular meeting minutes as written.**

**MEMBER PARTICIPATION**

None

**ARCHITECTURAL REPORT**

Patio II had two applications, one to paint their house and one to stain the front door.

**COMMITTEE REPORTS**

Landscape

Mr. Filson reviewed the punch list with the Board. He stated that the landscape crew has been busy cleaning up the neighborhood from the Santa Ana winds. The membership should note that Eduardo, our Green-Tech crew chief, has left his position with the company. He also noted that the water was turned back on due to the hot weather.

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Financial

Mr. Gigliotti presented the financial results for and January 31, 2022:

Cash increased \$18,480 to \$102,567 due mainly to operating profit of \$16,678 with the remainder of the increase a \$1,140 increase in prepaid dues and all other activity generating \$662.

Current month operating expenses of \$24,579 were favorable to budget by \$785 all due to lower landscape costs.

Operating income of \$16,678 was favorable to budget by \$783 also due to lower landscape costs.

Delinquent accounts increased \$150 to \$6,050 from \$5,900. Some payments were posted to the Community Center instead of to Eastview Patio Homes II. I will be working with Elite Management to get the individual homeowner accounts current.

Welcome

There were no new homeowners in January.

Home Inspections

The committee reported that two owners are still out of compliance and, the Association is working with them to complete the work.

Hardscape

The committee reported on the water meter towers that will need to have rust removed and painted. The committee is working on a quote for 10 of the 12 towers. It was noted that sections of sidewalk along Devereux are lifting and the City of San Diego is aware of the situation.

The Board discussed obtaining quotes for painting the four Patio II Eastview monument signs black, like those at the entrance to the clubhouse.

President's Report

Mr. Filson reported on the garage parking notices that have been previously sent out. Mr. Filson also reported that only 2 of the 7 notices were complied with.

**CORRESPONDENCE**

- A. Second fine notice was sent to 17764 Bellechase Circle.

**UNFINISHED BUSINESS**

- A. Election Procedure – Annual Meeting – It was agreed to try and use the new law for acclamation.

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**NEW BUSINESS**

17764 Bellechase Pending Violation

The Board discussed the violation and agreed to add an additional \$200.00 on top of the prior month's fines.

**Upon a motion duly, made and seconded, the Board unanimously approved to add an additional \$200.00 on top of the prior month's fines of \$400.00, bringing total to \$600.00.**

**DATE OF NEXT MEETING**

The next Board of Directors meeting is scheduled for March 10, 2022, at 4:00 p.m.

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:27 p.m.**

Prepared by:  
Elite Community Management and Karin Pfeiffer

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

**Date**