



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

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

May 18, 2023

MINUTES

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

DIRECTORS ABSENT: Malcom Allan Director at Large

OTHERS PRESENT: C. Hodge of Elite Community Management and four Owner

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 April 13, 2023, regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the April 13, 2023, regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

The Board reviewed the most recent EVCC Architectural Committee report. Four applications were reviewed and approved.

COMMITTEE REPORTS

Landscape

Mr. Filson reported to the board that he met with the landscaper. He discussed weeding and trimming being their focus. In June, the crew will be fertilizing the lawns.

Our irrigation systems will begin watering lawns three days a week or as needed for the summer. Snail/Rat bait will also be applied to the property.

Poles for the old weather stations will be removed.

EASTVIEW PATIO HOMES II ASSOCIATION
Board of Directors Meeting – May 18, 2023
Page 2

Financial

Mr. Gigliotti presented the Financial Results for the month ended April 30, 2023.

Cash decreased \$43,521 mainly due to \$45,000 of catchup payments to Green-Tech Landscape. However, there were other cash impacts that were pretty much offsetting. Prepaid accounts decreased \$4,590, tree removal costs to Atlas Tree of \$3,460, annual audit fees of \$1,950, and delinquent accounts increased \$620. Offsetting these uses of cash were water accrual costs of \$12,000 and all other activity generating cash of \$414.

The current month operating expenses of \$41,912 were under budget by \$3,178 all due to lower water usage of \$3,405 with all other activity over budget by \$414.

Year to date operating expenses of \$124,168 were under budget by \$14,622 due to lower water costs of \$11,103, lower landscape costs of \$2,306, lower electricity costs of \$600, and all other activity lower by \$613.

The current month operating loss of \$312 was less than planned by \$3,300 and year to date profit of \$41,820 was higher than planned by \$14,710 for the same reasons given for operating expenses.

Delinquent accounts increased \$620 from \$1,672 last month to \$2,292 at the end of April. All of the delinquent payers were sent late notices which hopefully will motivate them to pay on time. However, four of the late notices of \$10 showed up as a balance owed. This is because the bank paid late and is set up to pay \$275. These homeowners need to have their bank payment dates changed so they pay on time, or they will continue to pay late and owe late payment fees. Letters should be sent to these homeowners advising them to fix their payment dates, so they pay on time.

Welcome

It was noted that one homeowner is moving back into their home.

Home Inspections

Starting the week of June 20th, the committee will be reviewing homes on Rosedown Pl, Parlange Pl and Devereux Rd streets.

Hardscape

Mr. Allan is presently getting bids for the repair of the damaged wall on Versailles Ct.

EASTVIEW PATIO HOMES II ASSOCIATION
Board of Directors Meeting – May 18, 2023
Page 3

President's Report

He reviewed the progress of the replacement of the new lights by the City of San Diego and no update on the road repairs.

The form for the email approval by the Board for emergency work was approved.

Flags will be placed in the lawns starting May 26th to May 31 and then again on July 4th.

CORRESPONDENCE

A. None

UNFINISHED BUSINESS

A. None

NEW BUSINESS

A. Mr. Gigliotti informed the Board that he will be stepping down as a Board member.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for June 22, 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

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

Date