



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

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

June 10, 2021

MINUTES

DIRECTORS PRESENT: Ron Filson President
 Linda Neidermeyer Secretary
 George Gigliotti Vice President/CFO
 Karin Pfeiffer Director at Large
 Kathy Hebert Director at Large

DIRECTORS ABSENT: None

OTHERS PRESENT Chris Hodge, Elite Community Management

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 May 13, 2021 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the May 13, 2021 regular meeting minutes as written.

MEMBER PARTICIPATION

Paul Rothstein wanted to purchase a van and park it on the driveway. It is used for personal pleasure and will not fit in the garage.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the request of 11970 Corte Tezcuco to park a van in the driveway.

ARCHITECTURAL REPORT

Mr. Filson provided the Board with the update on the Architectural applications reviewed over the past month.

COMMITTEE REPORTS

Landscape

Mr. Filson discussed the landscape walk-thru punch list with the Board. He noted that the watering is being monitored with the weather conditions.

He reviewed the damage caused by a tenting of one of the homes and damage by rabbits eating the lawns.

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It was noted that the fumigation of the home on Devereux has done damage to the common property. It was agreed to review the landscaping to see what costs for the plants damaged in the tenting.

The Board agreed to plant some new plants for the owner at 17725 Rosedown Place.

Tree trimming Progress

Front yard tree trimming is completed and the trees are progressing well. A homeowner owner requested information on the arborist hired by the Association and plans to make a presentation to the Board at a future meeting.

The Board discussed the rat bait stations and it was agreed to purchase additional bait stations.

Financial

Mr. Gigliotti presented the financial results for May 31, 2021:

Cash decreased \$3,960 due to a \$4,975 decrease in prepaid dues, an increase of \$1,390 in delinquent accounts, and a decrease of \$325 from all other activity offset by operating profit of \$2,730 which was \$13,434 below forecast due to receiving April water bills in May.

Current month Operating Expense of \$38,586 was unfavorable to budget by \$13,428 all due to higher water costs of \$13,865 offset by numerous small variances that amounted to a favorable variance of \$437. This occurred because of receiving April water bills in May.

Year to date Operating Expense of \$157,401 was unfavorable to budget by \$6,911. This was due to higher water costs of \$11,846 offset by favorable landscape costs of \$4,764 and numerous small variances that amounted to a favorable variance of \$171.

Delinquent accounts increased \$1,390 from \$1,465 at the end of April to \$2,855 at the end of May. However, payments for all late accounts were received by the time of the June 10th Board meeting and only one account remained delinquent by \$1,210. Statements were sent to home owner requesting payment but no payments were made. The Board instructed Elite Management to send a pre lien letter to the home owner.

Welcome

There was one new homeowner in May. It was noted that several owners have closed escrow in the last few days.

Home Inspections

The Board discussed the need to schedule the inspections of the homes for deficiencies. It was decided to inspect on June 14/15 with repair completions by October 1.

Hardscape

No report

President's Report

Mr. Filson noted owners are not following the parking guidelines. It was noted that an accident almost occurred due to limited visibility because owners are parking on the streets, not using full garage capacity and driveways.

Ron reviewed an article on "Open forum meetings" for the Directors perusal.

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CORRESPONDENCE

The Board reviewed a letter from an owner regarding tree trimming in the common area.

UNFINISHED BUSINESS

None

NEW BUSINESS

A. Violation Letter to 17764 Bellechase for the garage not being used for vehicles and draining the pool water into the common area.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for July 8, 2021, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:59 p.m.

Prepared by:
Elite Community Management and Linda Neidermeyer

Linda Neidermeyer, Secretary
Eastview Patio Homes II Association Board of Directors

Date