



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 22, 2023

MINUTES

DIRECTORS PRESENT:

Ron Filson	President
Karin Pfeiffer	Vice President/Secretary
Malcom Allan	Director at Large

DIRECTORS ABSENT:

Tom Keeven	Treasurer
Kay Rodricks	Director at Large

OTHERS PRESENT:

C. Hodge of Elite Community Management and four Owners

CALL TO ORDER

The meeting was called to order by Board President, Ron Filson at 4:04 p.m.

APPOINTMENT & ORGANIZATION OF THE BOARD

Upon a motion duly made, seconded, and unanimously carried, the Board approved Tom Keeven to fill the open position of George Gigliotti.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the officers and committee member chairpersons.

Ron Filson	President and Landscape Chair
Karin Pfeiffer	Vice President and Secretary and Inspections Chair
Tom Keeven	Treasurer
Kay Rodricks	Director and Welcoming Chair
Malcom Allan	Director Hardscape Chair

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the May 18, 2023, regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the May 18, 2023, regular meeting minutes as written.

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MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

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

COMMITTEE REPORTS

Landscape

Mr. Filson reported to the board that he met with the landscapers. He discussed the items that need to be reviewed by the landscapers. They were asked to trim the trees from the homes and over driveways.

Irrigation will be watering three days a week. Snail bait will be placed, and bait boxes are being inspected.

The Board reviewed the Landscape and Maintenance Request Forms submitted by owners. The owner items were addressed by the Landscape Committee.

Financial

The Board reviewed the financials for the month of May.

Cash increased \$42,525 from \$123,853 to \$166,378. The major reason was profit of \$19,435 and no payment to Green-Tech of \$22,500. The payment was made in early June. All other activity used cash of \$410.

The current month's expenses of \$27,829 were essentially on budget.

Year to date expenses of \$146,300 were favorable to budget by \$18,580. The main reason was lower water usage of \$14,589, lower landscape costs of \$2,956, and lower electricity costs of \$750. Since water bills from the city are way behind when the actual bills are received, they could vary from the estimated accrual of \$12,000.

According to the statements all homeowner accounts are current with only a small outstanding balance of \$70 which are late fee charges. It appears that charging late payers with late fees has motivated them to pay on time.

Upon a motion duly made, seconded, and unanimously carried, the Board approved waiving the late fees for owners as of May 31, 2023, in the amount of \$70.00.

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Welcome

There were no new homeowners for May/June.

Home Inspections

It was noted that the inspection of 47 homes and 25 letters will be sent to the owners to address issues.

Hardscape

The Board discussed the no trespassing signage for people fishing at the RB Inn.

It was noted that a few of the pony walls need to be cleaned and worked on by the Association.

President's Report

Board Information Sheet for 2023-24

CORRESPONDENCE

A. None

UNFINISHED BUSINESS

A. None

NEW BUSINESS

A. The Board passed a resolution to remove George Gigliotti as an authorized signer on the Balboa Thrift and Loan Eastview Patio II savings account and on the Fidelity PH II Corporation brokerage account.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for July 13, 2023, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:39 p.m.

Prepared by:

Elite Community Management and Karin Pfeiffer

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

Date