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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**

**July 13, 2023**

**MINUTES**

**DIRECTORS PRESENT:** Ron Filson                      President  
Karin Pfeiffer                      Vice President/Secretary  
Malcom Allan                      Director at Large  
Tom Keeven                      Treasurer  
Kay Rodricks                      Director at Large

**DIRECTORS ABSENT:**      None

**OTHERS PRESENT:**      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 4:05 p.m.

**APPROVAL OF PREVIOUS MEETING MINUTES**

The Board reviewed the June 22, 2023, regular meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the June 22, 2023, regular meeting minutes as written.**

**MEMBER PARTICIPATION**

None

**ARCHITECTURAL REPORT**

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

**COMMITTEE REPORTS**

Landscape

Mr. Filson reviewed the monthly landscape maintenance report. It was noted that weeds are the number one priority. Trees are being trimmed from homes and leaves are being collected. Snail and Rat bait is being applied to the area as well. The crew will be cleaning the pony walls.

Irrigation will increase during the summer.

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

Financial

The Board reviewed the financials for the month of June. A report will be provided at the next meeting for the June financials.

Welcome

It was noted that one new owner has moved in.

Home Inspections

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

It was noted that the new "No Trespassing" sign has been installed near Rosedown Place.

The Board discussed a flyer to owners on Rosedown Place to address the people walking along the back of the units.

Hardscape

The Board discussed the need to find a contractor to repair a wall on Bellechase and Versailles.

The Board discussed the need to fix a hole in the wall along Devereux. It was agreed to check with one of the local contractors.

President's Report

Mr. Filson stated that we would like to have a newsletter sent out to the members by the end of the month.

He discussed the tenting of the buildings and plants being covered by the tents which kills the plants. He asked the Board to keep an eye on the occurrences.

Two issues of bees being removed from the valve boxes.

**CORRESPONDENCE**

- A. Letter for garage violation at 17710 Rosedown Place – The Board reviewed the letter to the owner about the use of the garage and not using it for storage. Will wait until next month.

**UNFINISHED BUSINESS**

- A. None

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**NEW BUSINESS**

- A. Reserve Study - It was agreed to speak with the prior treasurer and obtain two quotes for providing a reserve study for the Association.

**DATE OF NEXT MEETING**

The next Board of Directors meeting is scheduled for August 10, 2023, at 4:00 p.m.

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:54 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**