



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

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

September 9, 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 Mr. Kashyap, Homeowner

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 August 12, 2021 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the August 12, 2021 regular meeting minutes as written.

MEMBER PARTICIPATION

New Homeowner from Tatia Ct. made inquiry about the responsibility for maintenance of the wall between his home and the common area. It was explained that the homeowner is responsible.

ARCHITECTURAL REPORT

None.

COMMITTEE REPORTS

Landscape

Mr. Filson discussed the landscape walk-thru punch list with the Board. The landscapers are continuing to clean-up pine needles and weed reduction. Green-tech is monitoring the water usage, as our July-Aug. water bills were usually high due to our hot summer and lack of rain. Winter rye grass will be introduced in late October in time for Thanksgiving. Also, pre-emergent will be applied on the slopes later in the Fall for weed reduction.

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A walk with the Arborist was taken on 9/8/21. He reported excellent condition of our tree population. The front yard trees were performing well, after trimming, as did the Bradford pears along Devereux. Some Liquid Ambers were noted to have an insect infestation. The Board will spray or remove. He recommended 6 trees to be removed and suggested we monitor older trees to be selectively removed and replaced in a future plan. Some of our Aleppo pines have reached their 30+ year usefulness and should be monitored in the future plan.

Financial

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

Cash decreased \$57,615 to \$100,115. The two major reasons were an operating loss of \$21,393 due to high water usage because of excessive heat and the payment of last month's landscape contract cost of \$21,630 which was not paid last month. The remaining cash decrease was due to a decrease in prepaid dues of \$6,895, prepaid insurance of \$5,058, hardscape repairs of \$1,400, delinquent accounts increase of \$1,365, and a cash increase of \$126 from all other activities.

Current month operating expenses were favorable to budget by \$2,474 due to favorable landscape costs of \$1,075 and favorable water costs of \$1,320 due to non-receipt of the water bill for Rosedown Place. All other activity was favorable by \$79.

Year to date operating expenses were unfavorable to budget by \$9,642 due to higher water costs of \$18,360 offset by favorable landscape costs of \$6,658, favorable administrative costs of \$2,081 with all other activity unfavorable by \$21.

The variance explanations for Operating income which was favorable by \$2,453 in the current month and unfavorable by \$9,777 year to date are the same as given for operating expenses.

Delinquent accounts increased \$1,365 from \$2,585 in July to \$3,950 at the end of August. One account is delinquent by \$1,780 or 45% of the balance with six accounts past due one month and one account past due two months. Elite Management is making one final effort to collect the way overdue account and if unsuccessful it will be referred to an attorney for collection.

Welcome

There were no new homeowners to report.

Home Inspections

The committee reported on the work being done. The Board was advised that some forms were returned, but the work was not completed. The homeowners will be contacted and reminded to complete the work. So far, only 12 of 37 forms have been completed successfully. Completion date is Oct. 1.

Hardscape

Mrs. Hebert is looking into two concrete repairs on Parlange.

President's Report

Homeowner's water lines are failing more often lately. There have been three in the past month. The blue water pipes have been leaking usually near the water meter. Homeowners need to contact the HOA immediately for excavation of the area to determine financial responsibility.

Parking/garage violations have been noted in the community and letters to homeowners warning of needed correction will be forthcoming.

CORRESPONDENCE

UNFINISHED BUSINESS

None

NEW BUSINESS

Mr. Gigliotti reported to the Board that our accounting service (CBS) has changed ownership. They are demanding a higher service fee for 2022 and he felt this would be a good time to move our services to Elite Management. Upon inquiry, we could award all of our management services to Elite Management and save \$200 a month.

Upon a motion duly made, seconded, and unanimously carried for an effective date of Nov. 1, 2021.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for October 14, 2021, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:55 p.m.

Prepared by:
Elite Community Management and Linda Neidermeyer

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

Date