



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 10, 2020

MINUTES

<u>DIRECTORS PRESENT:</u>	Ron Filson	President
	Linda Neidermeyer	Secretary
	George Gigliotti	CFO
<u>DIRECTORS ABSENT:</u>	None	
<u>OTHERS PRESENT</u>	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 August 13, 2020 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the August 13, 2020 regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

3 new Patio II applications were reviewed over the last month by the Architectural Review Committee. One application was tabled.

COMMITTEE REPORTS

Landscape

Mr. Filson reviewed the notes from the most recent inspection of the property.

Turf repair is being reviewed. Application of Moisture Manager to lawns for water retention. The crew will continue to check proper irrigation nozzles for hot spots. Rosedown bank (west) is looking better with weed reduction, irrigation, pine needle removal, and general clean-up. Eduardo is forming a list of small front yard turf areas to be eliminated for better water coverage and reducing water waste. He is also continuing to remove pine needles and looking for and trim front yard tree limbs next to rooflines. He will continue to weed slopes.

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Ron stated we need to green-up Colonnades (east slope) as fire season approaches. He noted that the arborist will visit this month. He reviewed roots at 12083 Tretagnier and 17710 Bellechase (behind wall).

He reminded the crew to keep the rat boxes full.

Owner requested over the past month the following.

A request from an owner at 17615 Parlange requesting a Pine tree removal or trimming.

A request from an owner at 12083 Tretagnier, Cracked sidewalk root problem.

A request from an owner at 17776 Bellechase Circle to trim four pepper trees.

Mr. Filson reviewed the water meter readings with the Board.

Financial

Mr. Gigliotti presented the August Year to Date Financial Analysis:

Operating cash decreased \$25,464 from \$122,739 to \$97,275. The loss of \$18,897 was \$9,394 better than planned due to lower water usage of \$8,632 but that was offset by the renewal of our insurance policy costing \$4,906 and a decrease in prepaid dues of \$1,935 so the net result was that operating cash was better than expected by \$2,827.

Current month operating expenses were favorable to budget by \$9,419 mainly due to lower water costs of \$8,632 and numerous small variances netting out to a favorable variance of \$787.

Year to date operating expenses were favorable to budget by \$18,497 due to lower water costs of \$10,298 and lower landscape and administrative costs of \$4,451 and \$3,258 respectively offset by unfavorable electricity costs of \$140.

Operating income varies the same as operating expenses and for the same reasons.

There were two delinquent accounts totaling \$540 and one serious delinquency of \$1,875 equal to 78% of the overdue balance. All attempts to collect the account have been unsuccessful and therefore it will be turned over to our attorney for collection.

Upon a motion duly made, and seconded, The Board approved a pre lien and lien on account 900349 for past due assessments.

Upon a motion duly made, and seconded, the Board approved Banc of California reserve account being open by the Board members.

George discussed the increase in the accounting services and the Board approved the increase.

Welcome

Ms. Neidermeyer reported no new homeowners.

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Hardscape

The Board reviewed the crack in the wall at 17710 Bellechase Circle and agreed to meet with the contractor.

The Board discussed the cracked sidewalk at 12083 Tretagnier and agreed to meet with the contractor.

Home Inspections

Ms. Neidermeyer discussed notices that were sent to all the owners asking them to have their work completed by September 30, 2020. She reported that six owners have sent in their completed reports.

President's Report

Mr. Filson reported that the newsletter will be in early November. Ron stated that he contacted the fire Marshall to review the area that is maintained by the Association. No issues were found.

Stretch class is being allowed to go in the clubhouse and wanted to have a meeting on site if possible.

CORRESPONDENCE

The Board reviewed the letters from the owners and to the owners.

UNFINISHED BUSINESS

Board Vacancies - The Board discussed the vacancies on the Board. Ron said that Karen Pfeiffer is willing to serve on the Board. The Board agreed to have her attend the next Board meeting.

NEW BUSINESS

The Board discussed the color crystal haze and having it removed from the color pallet. The Board agreed to send a letter to Architectural Committee to have the color removed from the color pallet.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for October 8, 2020, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:02 p.m.

Prepared by:
Elite Community Management and Linda Neidermeyer

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

Date