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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**

**OCTOBER 14, 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. Berkin, Ms. Maubert, and Mr. Schmidt - Homeowners

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**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 September 9, 2021 regular meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the September 9, 2021 regular meeting minutes as written.**

Executive Session was held after the meeting.

**MEMBER PARTICIPATION**

Mr. Berkin asked about the front slopes along Devereux and back slopes behind houses and discussed the weeding and maintenance of these slopes. He also asked about weeds in the front lawns. He would like to have the agenda on the website. He also asked about meetings in the evening.

Ms. Maubert asked that the Board adopt a resolution not to top the trees in the common areas. Mr. Berkin agreed with the request.

Mr. Schmidt was concerned about the deteriorating street pavement on Rosedown.

**ARCHITECTURAL REPORT**

Nothing to report this month.

**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 Sept.-Oct. water bills were usually high due to our hot summer and lack of rain. Winter rye grass will be over-seeded in late October. Also, pre-emergent weed killer will be applied on the slopes to keep the weeds under control.

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Mr. Filson reported that he is in the process of getting bids for four tree removals. These trees were pointed out by the arborist.

**Upon a motion duly made, and seconded, the Board approved Atlas Tree Service provided a price at the cost of \$7,200.00 to remove the trees.**

The Landscapers removed a volunteer bush behind 17770 Rosedown.

Financial

Mr. Gigliotti presented the financial results for September 30, 2021:

Cash was essentially unchanged decreasing \$247 from \$100,115 at the end of August to \$99,868 at the end of September. Profit of \$6,936 was offset by a decrease in prepaid dues of \$5,867, an increase of \$1,380 in delinquent accounts, and all other activity adding \$64 to cash.

Current month operating expenses were over budget by \$9,181 because water costs were over budget by \$9,069 due to receipt of an August bill in September with all other activity over budget by \$112.

Year to date operating expenses were over budget by \$18,823 due to higher water costs of \$27,429 because of the drought and excessive heat in July and August offset by favorable landscape costs of \$6,080, favorable administrative costs of \$2,470 and numerous small variances amounting to lower costs of \$56.

The variance explanations for Operating income which was unfavorable by \$9,194 in the current month and \$18,823 year to date are the same as the explanations for operating expenses.

Delinquent accounts increased \$1,380 from \$3,950 at the end of August to \$5,330 at the end of September. Payments of \$815 were received since the end of September lowering the balance to \$4,515. There are nine delinquent accounts with one account with a past due balance of \$2,065 representing 56% of the balance. Elite Management has attempted to collect the account with no success. The account will now be turned over to an attorney for collection.

The remaining eight accounts include three accounts totaling \$805 that were in the deposit that was lost in the mail in June and the homeowners have not yet sent in a replacement check leaving five other accounts totaling \$1,645 or six equivalent homes. ( $1645/275 = 6$ ) California Business Solutions is actively pursuing collection of these accounts.

An overview of the 2022 budget was presented. Water is the item that determines the performance to budget and that is determined by rainfall. This year's costs are way up because of the drought and a hot summer. The 2022 budget is projecting similar water usage which results in a small operating surplus of \$15,000. This turns into a small loss of \$7,000 after establishing adequate reserves. Dues will remain the same for 2022.

A status of the transition from CBS to Elite Management was given. Everything appears to be on schedule and effective Nov. 1. Elite Management will be responsible for all aspects of our accounting and administrative tasks.

He also mentioned reserves are in excess of projected requirements.

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Welcome

There were no new homeowners to report.

Home Inspections

The committee reported on the status of open inspection reports. It was noted that 11 homeowners have not performed the work needed and the Board decided to extend the completion date to Dec. 15 and letters will be sent to these homeowners.

Hardscape

Mrs. Hebert stated that the concrete work on the Parlange is close to being completed.

President's Report

The Board sent out 2 notices to owners about their garage parking. Ron asked the Board to let him know if others are not parking their vehicles in their garages. The Board discussed that some vehicles are being parked on the street and some on the driveways that should be in garages. He stated that the Nov. newsletter will clarify the CC&Rs parking rules.

**CORRESPONDENCE**

The Board reviewed the two letters sent to owners about the parking of vehicles in the garage.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

Mr. Gigliotti reviewed the budget for 2022.

**Upon a motion duly made, seconded, and the Board unanimously approved the budget for 2022.**

**DATE OF NEXT MEETING**

The next Board of Directors meeting is scheduled for November 11, 2021, at 4:00 p.m.

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:25 p.m.**

Prepared by:

Elite Community Management and Linda Neidermeyer

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

**Date**