



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 20, 2022

MINUTES

DIRECTORS PRESENT: Ron Filson President
George Gigliotti Vice President/CFO
Karin Pfeiffer Secretary
Kathy Hebert Director at Large
Kay Rodricks Director at Large

DIRECTORS ABSENT: None

OTHERS PRESENT C. Hodge of 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 September 8, 2022, regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the September 8, 2022, regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

The Board reviewed the October Architectural report

COMMITTEE REPORTS

Landscape

Mr. Filson reported to the board on the action items that need to be addressed during the winter. The landscape crew will be over-seeding the lawns on October 23.

Ms. Pfeiffer reviewed the walk with the Arborist. Walk details in November Newsletter.

Mr. Filson reviewed the water bills for September/October, and we should be on budget or lower by the end of the year.

EASTVIEW PATIO HOMES II ASSOCIATION
Board of Directors Meeting – October 20, 2022
Page 2

Financial

Mr. Gigliotti presented the Financial Results for September 30, 2022:

Cash increased \$17,680 to \$111,043. The main reason was operating profit of \$14,360. Prepaid accounts increased \$2,434 and delinquent accounts decreased \$1,080 with all other activity lowering cash by \$194.

Current month operating expenses of \$26,925 were over budget by \$1,903. Irrigation repairs were over budget by \$1,683 and chemical and bait costs were over budget by \$1,131 due to an application of moisture management pellets to improve water retention for the grass. All other activity was under budget by \$911 the sum of many small variances.

Year to date operating expenses of \$327,286 were favorable to budget by \$10,922 mainly due to lower water costs of \$9,092, lower back slopes landscape costs of \$2,700, higher repair and maintenance landscape costs of \$1,573, lower electricity costs of \$595 with all other activity favorable by \$108.

Current month Operating Income of \$14,340 was unfavorable to budget by \$1,914 and year to date profit of \$29,605 was favorable to budget by \$10,661 for the same reasons given above for operating expenses.

Delinquent accounts decreased \$1,080 from \$3,020 last month to \$1,940 this month. All but \$35 of the \$1940 balance was collected prior to the Board meeting. This is the lowest amount since late last year. The collection policy is going to be revised and comments on the new policy will be in the November Newsletter.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the purchase of a \$50,000 Treasury Bill for a one-year term.

Welcome

No new homeowners for September/October.

Home Inspections

Ms. Pfeiffer noted that seven owners' inspection notices are still outstanding with three owners not doing anything to address their identified items. Ms. Pfeiffer will contact them personally.

Hardscape

Mrs. Hebert indicated all hardscape work has been completed satisfactorily and the invoices for the work are in for payment.

She discussed an irrigation box door that's broken, and it was agreed to have KD inspect the door for repair.

The Board has notified the city about replacing the light post that fell over on the corner of Escala Dr. & Corte Tezcucu.

EASTVIEW PATIO HOMES II ASSOCIATION
Board of Directors Meeting – October 20, 2022
Page 3

President's Report

Mr. Filson discussed a garage parking violation that has not been resolved and it was agreed send a second notice.

He discussed the problem of trespassers waking behind the houses of Rosedown homeowners in getting to the RB Inn Lake. The Board discussed putting up a sign that threatens to prosecute the trespassers.

CORRESPONDENCE

- A. The Board reviewed the letters sent to the owners

UNFINISHED BUSINESS

- A. Parking Violation Letters – 12061 Tretagnier Circle – Second Notice
- B. FHA Review Progress – It was noted that the community is FHA approved

NEW BUSINESS

None

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for November 10, 2022, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:43 p.m.

Prepared by:
Elite Community Management and Karin Pfeiffer

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

Date