



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

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

November 10, 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 4:05 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the October 20, 2022, regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the October 20, 2022, regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

The Board reviewed the November Architectural report. One homeowner in Patio II was approved to install new windows.

COMMITTEE REPORTS

Landscape

Mr. Filson reported to the board on the action items that need to be addressed during the winter. He reviewed the winter projects to be completed, replanting bare spots on the slopes.

There were no homeowner requests.

EASTVIEW PATIO HOMES II ASSOCIATION
Board of Directors Meeting – November 10, 2022
Page 2

Financial

Mr. Gigliotti presented the Financial Results for the month ended October 31, 2022:

Operating cash decreased \$32,712 to \$78,331. The main reason was an operating loss of \$30,420. Prepaid accounts decreased cash \$3,450 and collections of delinquent accounts increased cash by \$870. All other activity generated cash of \$288. The reserve accounts are owed \$8,384 lowering operating cash to \$69,947 at the end of October.

Current month operating expenses of \$71,692 were over the budget of \$68,022 by \$3,670. Water costs were over budget by \$2,683, FHA approval was over budget by \$850, and all other activity was over budget by \$137.

Year to date operating expenses of \$398,998 were favorable to budget by \$7,232 due to lower water costs of \$6,409. Lower electricity costs of \$745 and all other activity was favorable by \$78.

The current month loss of \$30,420 was unfavorable to budget by \$3,675 and year to date operating profit of \$13,525 was favorable to budget by \$6,985 for the same reasons given for operating expenses.

Delinquent accounts decreased \$870 from \$1,940 last month to \$1,070 at the end of October. Since the end of October payments of \$825 were received lowering the balance to \$245 or less than one equivalent home. ($245/275 = .9$ equiv. home) Letters will be sent to a few homeowners who are paying late.

The November newsletter will let all homeowners know that dues payments need to be received by the 15th of the month starting immediately. A copy of the new collection policy will be included with the newsletter.

The Board reviewed the Budget and reserve study for the 2023 fiscal year. The 2023 Budget projects a deficit of \$20,580 versus a break-even outlook for 2022. Interest income will increase substantially from \$200 in 2022 to \$2,500 in 2023 due to significantly higher interest rates. Total expenses will go up 4.2% or \$20,000 from the projected \$474,000 in 2022 to \$494,000 in 2023. The major reason for the increased expenses in 2023 is an increase of \$10,400 in the landscape contract, increased water costs of \$5,000, increased administrative costs of \$2,600, and increased reserve set asides of \$2,400. The net result of all the above is a slight operating profit of \$3,420 and after the total reserves set aside of \$24,000, a deficit of \$20,580.

The projected cash position at the end of 2022 is approximately \$70,000 and if the budget is achieved in 2023, the cash position at the end of 2023 will be approximately \$50,000.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the 2023 Budget and Reserve study as presented with no increase in the assessment.

EASTVIEW PATIO HOMES II ASSOCIATION
Board of Directors Meeting – November 10, 2022
Page 3

Welcome

There were no new homeowners for September/October.

Home Inspections

Ms. Pfeiffer noted that six owners' inspection notices are still outstanding. The Board will monitor their progress.

The Back-flow valves are being inspected and there will be a report on the results next meeting.

Hardscape

Mrs. Hebert indicated that the city has responded on the Street light repairs. She will continue to correspond with the city on the old "Get It Done" requests.

President's Report

None

CORRESPONDENCE

A second parking violation letter was sent to 12061 Tretagnier Circle. It was agreed to give the homeowner until after the Holidays to comply with the CC&Rs.

UNFINISHED BUSINESS

A. None

NEW BUSINESS

A. None

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for January 12, 2023, 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