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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**

**NOVEMBER 11, 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, Homeowner

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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 October 10, 2021 regular meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the October 10, 2021 regular meeting minutes as written.**

Executive Session was held after the meeting.

**MEMBER PARTICIPATION**

Mr. Berkin spoke to the Board about the slopes behind his home; he would like them to look like the slopes in the front of his home. He asked about the changing the meeting time, posting of the agenda on the website, and the cost of our quarterly newsletter. He asked to have the arborist for the Association meet with him and the Board. He discussed global warming and how more trees on the property are good for CO2 reduction. He felt it is disingenuous that the Board did not change the approach for tree trimming. He asked to have this Board change the tree trimming approach now. He would like to hear the individual Board members respond on the tree trimming approach. The Board agreed to discuss the issue and respond to Mr. Berkin on his issues.

**ARCHITECTURAL REPORT**

The Architectural Committee reviewed five applications for Patio II.

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**COMMITTEE REPORTS**

Landscape

Mr. Filson reviewed the punch list with the Board. He stated that pine cones are falling at this time and cautioned homeowners. The crew is working on weeding and cleaning the front and back slopes.

The four tree removals, that the arborist recommended, have been removed.

The landscaper is working on the common area next to 17755 Devereux, per the homeowner's request.

The landscapers will be planting ground cover on the bare spot slopes, on the slopes, as a winter project.

The landscaper is continuing to monitor water usage.

Financial

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

Cash decreased \$27,436 from \$99,868 at the end of September to \$72,432 at the end of October. A loss of \$28,880 due water usage was offset by delinquent account collections of \$1,290 with all other activity increasing cash by \$154.

Current month operating expenses were favorable to budget by \$2,944 because water costs were under budget by \$2,621 and all other costs were under budget by \$154.

Year to date operating expenses were over budget by \$15,880. Water costs were over budget by \$24,807 because of the drought and excessive summer heat and this was offset by lower landscape costs of \$5,935 and lower administrative costs of \$2,838, and numerous small variances amounting to lower costs of \$154.

The variance explanations for operating income which was favorable to budget by \$2,990 and year to date income which was unfavorable to budget by \$15,981 are the same as for operating expenses.

Delinquent accounts decreased by \$1,290 from \$5,330 at the end of September to \$4,040 at the end of October. Since the Board meeting the largest delinquent account of \$2,350 has been collected. The remaining balance of \$1,690 is made up of four accounts with one account of \$835 past due representing 49% of the balance. Collection activity is ongoing concerning this account. The other three accounts are each one month in arrears.

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Welcome

There were two new homeowners in October.

Home Inspections

The committee reported on the status of remaining home inspection reports. It was noted that 2 additional completions were made by the owners in Oct. There are still 10 remaining open inspections to be completed.

The back flow devices are being tested this month.

Hardscape

No items to report.

President's Report

Mr. Filson informed the Board that he put an article in the newsletter for the parking of cars and garage use. He asked Elite management write a friendly letter to a few owners to clean their garages for two vehicles.

**CORRESPONDENCE**

The Board reviewed the letter to an owner about parking in the garage. He stated that the owner will be fined, if the garage is not cleaned out.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

None

**DATE OF NEXT MEETING**

The next Board of Directors meeting is scheduled for December 9, 2021, at 4:00 p.m.

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:06 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**