



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 12, 2020

MINUTES

<u>DIRECTORS PRESENT:</u>	Ron Filson	President
	Linda Neidermeyer	Secretary
	George Gigliotti	CFO
	Karin Pfeiffer	Member
<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 4:05 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the October 8, 2020 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the October 8, 2020 regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

The Committee reviewed two months report. He noted that the center removed a paint color. Four applications were reviewed and approved.

COMMITTEE REPORTS

Landscape

Re-seeding winter rye completed. Rosedown bank (west) is looking better with weed reduction, irrigation, pine needle removal, and general clean-up. The crew will continue weeding slopes. Need to address dry spots on west slopes Colonnades and Devereux.

The Pear tree at 17639 Parlange has been removed and the crew is line trimmed at 18197 Chretien (Tristania) and 11954 Corte Tezcuco (Pepper).

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Pepper trees being trimmed for clearance along walks/roadways.

It was agreed to wait until winter to review the roots along walkways.

The crew will start the watering next week three days a week. They will monitor the water use.

Upon a motion duly made, and seconded, the Board unanimously approved \$3,170.00 to trim the trees as provided in the proposal.

Financial

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

Cash decreased \$27,789 due to water usage being over budget by \$12,000 increasing the operating loss to \$30,978 offset by an increase in prepaid dues of \$3,310.

Current month operating expenses were unfavorable to budget by \$12,639 all due to unfavorable water costs caused by extremely hot weather.

Year to date operating expenses were favorable to budget by \$7,057 due to favorable back slope landscape costs of \$3,399 and numerous small variances netting to a favorable variance of \$3,658.

Since revenue is booked according to the budget, revenue variances are essentially the same as the expense variances and for the same reasons.

There were no delinquent homeowner assessments.

Budget

Mr. Gigliotti provided the Board with the year to date expenses and changes in the budget. He reviewed the reserve study and the cost of replacement of items. He also reviewed the funding and funds balances with the Board members. He discussed the mailbox replacement costs and agreed to monitor the future replacement costs. He reviewed the hardscape reserve item.

Upon a motion duly made, and seconded, the Board unanimously approved the 2021 budget as presented with no increase in the assessments.

Welcome

Ms. Neidermeyer reported that we received three new homeowners over the past month.

Hardscape

The Cracks in the wall and sidewalk will be reviewed by landscape. It was agreed to wait until after the first of the year.

A city light pole fell over and the city had it replaced light pole.

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Home Inspections

Ms. Neidermeyer discussed responses from the owners. She reviewed the work being completed when walking around and noticed the majority of the work is completed. It was agreed to reach out to the owners about getting the work completed.

Backflow Inspections

The contractor will be inspecting the backflow device.

President's Report

Mr. Filson reported that a newsletter will be mailed with the budget notice. Ron stated that he working on the newsletter and will be highlighting the new Board member.

CORRESPONDENCE

There was none.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for December 9, 2020, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:54 p.m.

Prepared by:

Elite Community Management and Linda Neidermeyer

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

Date