



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

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

December 12, 2019

MINUTES

<u>DIRECTORS PRESENT:</u>	Ron Filson	President
	Dan Porter	Vice President
	Linda Neidermeyer	Secretary
	George Gigliotti	CFO
	Doug Chenet	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 4:00 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the November 14, 2019 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the November 14, 2019 regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

The Architectural Committee reviewed applications over the past month and one owner asked to have solar panels installed.

COMMITTEE REPORTS

Landscape

Mr. Porter reported on the landscape inspection and work performed over the past month. He stated that the backflow devices were inspected. No owner requests were made over the past month.

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Financial

Mr. Gigliotti reviewed the Month End and Year to Date financial results for November 2019. He reported that cash decreased \$678.00.

Mr. Gigliotti also discussed operating expenses. Current month expenses were unfavorable by \$602.00. Year to date expenses were favorable by \$29,519.00 because of favorable water costs of \$22,852 and favorable administrative and landscape costs of \$2,921.00 and \$3,879.00 respectively.

Year to date Net Income was favorable by \$29,519.00 for the same reasons as the operating expense explanations.

The Board reviewed the delinquent accounts and discussed looking for other banks with better interest rates.

Welcome

Ms. Neidermeyer stated that there was a new sale and will be meeting with the new owner.

Hardscape

Mr. Chenet reported that the committee is looking at having a driveway power washed and painted. He stated that all the utility boxes are in good shape and just need some minor cleaning.

Home Inspections

One owner is in violation and it was agreed to send a letter in January 2020 if it is not resolved.

President's Report

Mr. Filson reported that a bobcat was seen on Devereux in the past week.

Mr. Filson reviewed the upcoming annual meeting and three Board members terms that are expiring.

Mr. Filson stated that the newsletter will be sent out in January to all residents.

CORRESPONDENCE

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Electronic Correspondence and Election Rules

The Board reviewed the election procedures and discussed the email opt out form.

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DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for January 9, 2019, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:36 p.m.

Prepared by:
Elite Community Management and Linda Neidermeyer

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

Date