



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 9, 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 None

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 November 11, 2021 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the November 11, 2021 regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

None

COMMITTEE REPORTS

Landscape

Mr. Filson reviewed the punch list with the Board. He stated that the crew is collecting the pine needles, working on weed reduction throughout the property, and will be adding pre-emergent weed seed killer later in the winter. The Board is continuing to monitoring the water use for conservation. The crew is trimming tree branches away from the homes and removing a dead bush on Escala.

He received two owner's landscape requests, that have been addressed.

Financial

Mr. Gigliotti presented the financial results for November 30, 2021:

Cash increased \$37,771 because of an increase in accounts payable of \$21,630 due to payment of our November landscaping contract costs in December, operating profit of \$17,446, increased prepaid dues of \$5,385 tree removal costs of (\$7,200), and all other activity generating cash of \$510.

Current month operating expenses were favorable to budget by \$1,616 due to numerous minor variances totaling to the \$1,616 favorable variance.

Year to date operating expenses were \$14,364 over budget. Water costs are higher by \$24,807 due to the severe drought experienced this year, offset by favorable landscape costs of \$6,810, favorable administrative costs of \$3,573 with all other activity favorable by \$60.

The variance explanations for current month and year to date income are the same as for the expense explanations with current month profit of \$17,746 favorable by \$1,616 and year to date profit of \$6,288 unfavorable to budget by \$14,364.

Delinquent accounts increased \$110 to \$4,150. Only one account was higher than the monthly dues of \$275 and we believe that was paid but was not posted correctly. This should be corrected in December. This was the first report from Elite Management and the delinquent account balances should get back to normal by the end of January.

Welcome

There was one new homeowner in November.

Home Inspections

The committee reported that two owners are asking for extensions and they were granted. They will be monitored until completion.

It was reported that the back-flow valves were tested and no issues were found.

Hardscape

The committee reported that the city sidewalk along Devereux has hazardous lifting areas. It was agreed to report it to the City of San Diego "Get it done" app.

It was agreed to inspect the 12 irrigation controller boxes for rust and painting.

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President's Report

Mr. Filson reported that eight parking violation reminder notices were sent you to owners. One owner has addressed the issue of parking in the garage.

He discussed the painting (Black) of the "Eastview" entrance signage on the Patio II walls. The Board was asked to review the signage and if it should be painted similar to Patio I and Community Center signage.

CORRESPONDENCE

The Board reviewed the letters sent to the owners.

UNFINISHED BUSINESS

None

NEW BUSINESS

17764 Bellechase Pending Garage Violation

Reviewed the prior garage parking violation notice that has not been corrected.

Upon a motion duly made, and seconded, and unanimously carried, the Board approved a fine to be assessed at \$200.00 per month until resolved.

Resignation of Board Member

Linda Neidermeyer announced her resignation to the Board effective December 31, 2021.

She agreed to help the Board with the elections next year.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for January 13, 2022, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:46 p.m.

Prepared by:

Elite Community Management and Linda Neidermeyer

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

Date