



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

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

April 21, 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 and 3 homeowners
were present

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 March 10, 2022 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the March 10, 2022 regular meeting minutes as corrected.

MEMBER PARTICIPATION

Mr. Stringfellow reviewed a letter to the Board about the garage parking. He discussed the use of the garage and how they are using the driveway. He discussed the laser engraving-art work he is using to make art in the garage. His daughter stated she is at the unit most of the time. His daughter discussed the neighbors who are also not parking in the garage. She stated that she leaves a car at the property for care takers.

ARCHITECTURAL REPORT

Patio II had four applications reviewed by the Architectural Committee.

COMMITTEE REPORTS

Landscape

Mr. Filson reviewed the punch list with the Board. He noted that the Landscape Company has fertilized the grass and the new foreman is doing a good job, so far. He reported that the landscapers are hitting the common walls with their mowers and agreed to pay the cost of repair.

17641 Parlange reported a bush in distress and it was due to over watering.

Financial

Mr. Gigliotti presented the Financial Results for March 31, 2022:

Cash increased \$17,401 to \$117,864. Operating profit was \$14,442 and prepaid accounts increased \$4,180 which was offset \$1,860 for payment to our CPA firm for the year end audited financial statements and all other activity increased cash by \$639.

Current month operating expenses were unfavorable to plan by \$1,858 because of higher water costs of \$2,983 due to finally receiving three water bills from previous months that the city had under review, lower landscape costs of \$825 because of no extra landscape tasks, and all other expenses were favorable by \$300.

Year to date operating expenses were favorable to budget by \$5,984 because of lower water costs of \$3,233, lower landscape costs of \$2,475 because of no extra landscape tasks, and all other activity being lower by \$276.

Current month operating income of \$14,442 was unfavorable to budget by \$1,863 and year to date operating income of \$39,696 was favorable to budget by \$6,191 for the same reasons given for operating expenses.

Delinquent accounts remained high at \$5,200. A thorough review of this balance needs to be done to determine why it is remaining so high. In the past it was significantly lower.

Welcome

Kay Rodricks reported three new homeowners in March of 2022.

Home Inspections

Karin Pfeiffer reported that the next inspections will occur in June of 2022.

Hardscape

The committee reported to remove the rust and paint 14 irrigation towers, it would cost \$900.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the cost of \$900.00 for sanding and painting the 14 irrigation towers.

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Kathy Hebert reported the community signage low bid was \$800 for JP Pro Painting. She stated that the other communities have already changed theirs to a black color.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the JP Pro Painting at the cost of \$800.00 to paint the 5 location letters black.

President's Report

Mr. Filson provided a report on the garage/parking violation notices.

Further surveys will be conducted to be sure homeowners are not violating the garage/parking rules.

CORRESPONDENCE

A. Fine Notice 17764 Bellechase Circle

The Board reviewed outstanding garage parking issues and the units that have complied with their violation letters.

B. (10) notices for garage parking violations

UNFINISHED BUSINESS

Proposed garage parking rules

The Board heard a proposal to change the parking in the garage to one vehicle. No action was taken to change the CC&Rs.

NEW BUSINESS

17764 Bellechase Pending Violation

The Board discussed suspending the fines to Mr. Stringfellow, while he's working on resolving his garage issue.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for May 12, 2022, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:53 p.m.

Prepared by:
Elite Community Management and Karin Pfeiffer

Karin Pfeiffer, Secretary
Eastview Patio Homes II Association Board of Directors

Date