



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

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

May 12, 2022

MINUTES

DIRECTORS PRESENT: Ron Filson President
George Gigliotti Vice President/CFO
Kay Rodricks Director at Large
Kathy Hebert Director at Large

DIRECTORS ABSENT: Karen Pfeiffer Secretary

OTHERS PRESENT C. Hodge of Elite Community Management and no 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 April 21, 2022 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the April 21, 2022 regular meeting minutes as corrected.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

Patio II had three applications reviewed by the Architectural Committee. Two applications were approved and one was tabled.

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COMMITTEE REPORTS

Landscape

Mr. Filson reviewed the punch list with the Board. He noted that Green Tech has a new two person foreman team for the property and so far, we are happy with them.

Four homeowner requests were reviewed and addressed within a day of the owner's submittal.

Upon a motion duly made, and seconded, the Board approved a tree removed at 11962 Corte Tezcucu for a cost of \$1,500.00. The cost to be paid out of the Reserve Tree Trimming account.

Water bills were \$17,000.00 for the last billing period, which is normal for this time of year.

Financial

Mr. Gigliotti presented the financial results for and April 30, 2022:

Cash increased \$6,398 to \$124,262. The main reason for the increase was the accrual of the late receipt of water bills totaling \$5,590 which were expensed but not paid, an increase in prepaid accounts of \$1,395, past due account collections of \$610, offset by an operating loss of \$1,856 and all other activity generating cash of \$659.

Current month operating expenses were favorable to budget by \$898 due to lower water costs of \$1,446 offset by numerous small variances which were unfavorable to budget by \$648.

Year to date operating expenses were favorable to budget by \$6,881 due to lower water costs of \$4,680, lower landscape costs of \$2,235, and all other activity unfavorable to budget by \$34.

The current month operating loss of \$1,856 was favorable to budget by \$839 and year to date operating profit of \$37,841 was favorable to budget by \$7,031 for the same reasons given above for operating expenses.

Past due homeowner accounts decreased \$610 to \$4,590 from \$5,200 last month. Two past due accounts totaling \$1,690 were resolved since month end lowering the past due balance to \$2,900. Significant progress has been made lowering this balance from over \$6,000 to the current balance of \$2,900. The transition to our new Management firm was the main reason for the spike in the past due balance since quite a few homeowners continued to send their payments to our prior Management firm and some homeowners have not notified their bank to send the payment to our new bank. We are cautiously optimistic that by the end of June this will all be cleared up.

Welcome

Kay Rodricks reported that we added two more new homeowners in April of 2022.

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Home Inspections

The Board discussed the date and decided to have the 2022 Home Inspections will begin on June 8th at 8:30 a.m. (Tretagnier, Bellechase, and Versailles)

Hardscape

Kathy Hebert reported that the Eastview monument signs were painted and to be paid for from the Hardscape Reserve.

The Board reviewed the mailbox damage on Corte Tezcuco and will need to have the mailbox replaced.

Upon a motion duly made, and seconded, the Board unanimously approved Jayco for the mailbox replacement and installation at a cost of \$2,541.20.

President's Report

Mr. Filson reviewed the 10 Garage parking violation notifications and decided to give the homeowners an extra month to work on their situations. If necessary, addition letters will be sent out in June.

CORRESPONDENCE

A. Fine Notice 17764 Bellechase Circle

The Board agreed to hold off sending a fine letter this month and will revisit the status at the next meeting.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for June 9, 2022, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:26 p.m.

Prepared by:

Elite Community Management and Karin Pfeiffer

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

Date