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

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

August 11, 2022

**MINUTES**

**DIRECTORS PRESENT:** Ron Filson President  
George Gigliotti Vice President/CFO  
Karen Pfeiffer Secretary  
Kathy Hebert Director at Large

**DIRECTORS ABSENT:** Kay Rodricks Director at Large

**OTHERS PRESENT** C. Hodge of Elite Community Management and one homeowner.

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**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 July 14, 2022 regular meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the July 14, 2022 regular meeting minutes as written.**

**MEMBER PARTICIPATION**

None

**ARCHITECTURAL REPORT**

The committee reviewed two Patio II applications. An application for a backyard shed was denied and an application for a backyard fence was approve.

**COMMITTEE REPORTS**

Landscape

Mr. Filson reported to the board the action items resulting from a walk around the property with the owner of Green-Tech.

The Board reviewed the landscape concerns of the residents. It was noted that the leaves are not being picked up and some slope areas are bare and not growing. The irrigation schedule is being changed to comply with the three days per week schedule mandated by the county.

A dead tree on Escala was discussed and the board agreed to have it removed.

## **EASTVIEW PATIO HOMES II ASSOCIATION**

**Board of Directors Meeting – August 11, 2022**

**Page 2**

**Upon a motion duly made, seconded, and unanimously carried, the Board approved Atlas Tree Service to remove a dead tree on Escala Road for the cost of \$880.00.**

Mr. Filson also mention that a bee hive needed to be removed from Parlange; he will contact the Bee Co. to have it removed.

### Financial

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

Cash increased by \$11,797. The main reason was operating income of \$14,243 offset by a reduction in prepaid dues of \$2,232, an increase in delinquent accounts of \$895, and all other activity generating cash of \$681.

Current month operating expenses were unfavorable to budget by \$1,800. This was all due to landscape maintenance and repairs exceeding budget by \$2,400 with all other activity under budget by \$600.

Year to date operating expenses were favorable to budget by \$10,955 due to lower water costs of \$8,887, lower landscape costs of \$1,875, and all other activity favorable to budget by \$193.

Current month operating income of \$14,423 was unfavorable to budget by \$2,032 and year to date income of \$40,317 was favorable to budget by \$10,868 for the same reasons given for operating expenses.

Delinquent accounts increased \$895 to \$7,510 from \$6,615 last month. I met with Elite Management and reviewed the delinquent accounts. As a result of the review it was discovered that \$3,300 was credited to the homeowners Eastview Community Center account instead of to their the Eastview Patio Homes II account. The \$3,300 was credited to their Patio Homes II accounts , \$1,100 was collected in cash, payments of \$1,925 since the end of the month and \$180 of old late fees was written off bringing the balance to \$1,005 at the time of the Board of Director's meeting. It is anticipated that the delinquent accounts balance will remain at or around this level as we go forward.

### Welcome

No new homeowners were report for July/Aug. Elite Management will now distribute Patio II “Welcome Packets” to new homeowners.

### Home Inspections

Ms. Pfeiffer noted that 19 more owners have time to respond to our inspection letters. They are due by August 30<sup>th</sup>.

### Hardscape

Mrs. Hebert reviewed a maintenance request for a crack the common wall and the pony wall at 17710 Bellechase. Also, she mentioned a crack in the common wall behind 17714 Bellechase and the need to repair an irrigation box on Tezcuco.

### President's Report

Mr. Filson reviewed the garage parking violations with the Board. The Board was also advised about what action is being taken by the Architectural Review Committee on the denied shed at 12071 Tretagnier.

**CORRESPONDENCE**

- A. The Board reviewed the letters by the owner.

**UNFINISHED BUSINESS**

- A. Parking Violation Letters – Reviewed by the Board.

**NEW BUSINESS**

**DATE OF NEXT MEETING**

The next Board of Directors meeting is scheduled for September 8, 2022, at 4:00 p.m.

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:34 p.m.**

Prepared by:  
Elite Community Management and Karin Pfeiffer

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**Karin Pfeiffer, Secretary**  
**Eastview Patio Homes II Association Board of Director**

**Date**