



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

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

September 8, 2022

MINUTES

DIRECTORS PRESENT: Ron Filson President
George Gigliotti Vice President/CFO
Karin 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

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 August 11, 2022, regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the August 11, 2022, regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

No report

COMMITTEE REPORTS

Landscape

Mr. Filson reported to the board on the action items that need to be addressed. This fall the slopes will be renovated with new plantings and the common area lawns will be over-seeded. A new pepper tree was installed on Escala.

September 21st the arborist will be on property to inspect our trees. All homeowner's will be invited to hear the Arborist's recommendations at a later date.

Mr. Filson noted that they have received all the water bills for this last billing period with two more billings for the remainder of the year. We are currently \$9,000 under budget.

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Financial

Mr. Gigliotti presented the Financial Results for the month ended August 31, 2022:

Cash decreased \$27,132 to \$93,363. The main reason for the decrease was the operating loss of \$25,781 which is all due to water usage of \$42,795. Other items using cash were the annual insurance policy costing \$5,869 and tree removals costing \$1,620. Items generating cash were the collection of past due homeowner assessments of \$4,490 and a \$995 increase in prepaid accounts. All other activity generated additional cash of \$653.

Current month operating expenses of \$66,897 were favorable to budget by \$1,075. The total variance was the summation of many small variances.

Year to date operating expenses of \$300,362 were favorable to budget by \$12,824 due to lower water costs of \$9,092 lower landscape costs of \$3,270 mainly due to lower back slope costs and all other activity being favorable by \$462.

The current month operating loss of \$25,781 was favorable to budget by \$914 and year to date operating income of \$29,605 was favorable to budget by \$12,575 for the same reasons given above for operating expenses.

Delinquent accounts decreased \$4,490 from \$7,510 last month to \$3,020 at the end of August. The major reason for the reduction was the transfer of homeowner payments that were erroneously sent to the Community Center instead of to Patio Homes II. The current balance consists of eleven homeowners who are one month late mainly because most of them pay the current month dues early the next month. A letter will be sent to them along with their ledger sheet indicating they need to pay their dues in the current month or we will reluctantly begin to charge them late fees.

Welcome

Two new homeowners were reported for Patio II in August/September. Welcome letters were sent to them by Elite Management.

Home Inspections

Ms. Pfeiffer noted that 26 owners responded to our inspection letters. Ten owners are still outstanding with five getting second notices.

Hardscape

Mrs. Hebert reviewed the pony wall crack at 17714 Bellechase at the cost of \$350.00.

President's Report

Mr. Filson reviewed the letter sent to the homeowner on Devereux Rd asking them to remove their gate decorations and the items were removed. The shed at 12071 Tretagnier Circle has been removed.

CORRESPONDENCE

- A. After reviewing the letters by the owner at 12071 Tretagnier Circle, the Board cancelled the \$200.00 fine for garage parking. The Board received a letter from a homeowners' doctor about parking one car in the garage. The Board granted his request.

UNFINISHED BUSINESS

- A. Parking Violation Letters – All items have been addressed.

NEW BUSINESS

- A. FHA Review Approval – The Board discussed the idea of having the Association allow for more lending for the community.

Upon a motion duly made, and seconded, the Board approved getting the FHA approval at the cost of \$850.00

DATE OF NEXT MEETING

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

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:32 p.m.

Prepared by:
Elite Community Management and Karin Pfeiffer

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

Date