



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

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

March 10, 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: None

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 February 10, 2022 regular meeting minutes.

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

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

Patio II had three applications reviewed by the Architectural Committee (Solar, Windows & Painting Signage).

COMMITTEE REPORTS

Landscape

Mr. Filson reviewed the punch list with the Board. The Landscape Company assigned a new foreman to help the association. Mr. Filson will be meeting with the ownership of the landscape Co. for a walk thru. The pre-emergent, weed killer application, will be completed next month. We are still missing three water bills from the city.

The Board reviewed the letter from Mr. and Mrs. Radloff about painting the driveway's stamped concrete and painting the Eastview signage throughout the community. It was agreed to paint the signage and hold off on the stamped concrete.

Financial

Mr. Gigliotti presented the Financial Results for February 28, 2022:

Cash decreased \$2,104. Operating profit increased cash \$8,427, while payment of \$7,291 due to the reserve account and a decrease in prepaid accounts of \$4,430 decreased cash \$11,721, and all other activity increased cash \$1,190.

Current month operating expenses of \$32,914 were favorable to budget by \$7,058 mainly due to lower water costs of \$6,216 some or all of which is due to non-receipt of three water bills the city is reviewing, lower landscape costs of \$825 because of no extras, and all other activity favorable to budget by \$17.

Year to date operating expenses of \$57,511 were favorable to budget by \$7,843 mainly due to lower water costs of \$6,216, lower landscape costs of \$1,650, and all other activity unfavorable to budget by \$23.

Current month Operating Income of \$8,427 was favorable to budget by \$7,122 and year to date Operating Income was favorable to budget by \$8,054 for the same reasons given for operating expenses.

Delinquent accounts decreased \$855 to \$5,195 from \$6,050. Problems with direct payments from homeowners' bank accounts are the main cause of the issue and Elite Management is working on solving this problem.

Welcome

There were no new homeowners in February.

Home Inspections

The committee reported that all of the repairs, pointed out in the 2021 inspections, are completed.

EASTVIEW PATIO HOMES II ASSOCIATION
Board of Directors Meeting – March 10, 2022
Page 3

Hardscape

The committee reported on the water meter towers that need to have rust removed and painted. The monuments signage painting and meter towers are waiting for bids in April.

President's Report

Mr. Filson reviewed the garage parking notices that were sent to the owners. All but one has been corrected. He also reported on a list of 5 new garage violation notices to be sent out for not parking in the garage.

A discussion ensued about the possibility of making changes in the CC&Rs about garage parking regulations. Discussion will continue at the next meeting.

CORRESPONDENCE

- A. Fine Notice 17764 Bellechase Circle

UNFINISHED BUSINESS

- A. Election Procedure – Annual Meeting – It was agreed that the April Annual meeting will be moved to April 21st

NEW BUSINESS

17764 Bellechase Pending Violation

The Board discussed the violation and agreed to add an addition \$200.00 fine bringing the total to \$800.

Upon a motion duly, made and seconded, the Board unanimously approved to add an additional \$200.00 fine, bringing at the total now owed to \$800.00.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for April 21, 2022, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:54 p.m.

Prepared by:
Elite Community Management and Karin Pfeiffer

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

Date