



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

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

July 14, 2022

MINUTES

DIRECTORS PRESENT: Ron Filson President
 George Gigliotti Vice President/CFO
 Karen Pfeiffer Secretary
 Kay Rodricks Director at Large

DIRECTORS ABSENT: Kathy Hebert Director at Large

OTHERS PRESENT: C. Hodge of Elite Community Management and two 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 June 9, 2022 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the June 9, 2022 regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

The committee had three applications for solar (2) and new windows (1) over the past month, they were approved.

COMMITTEE REPORTS

Landscape

Mr. Filson conducted a walk-thru on July 6 with the CEO of Green-Tech over the condition of the property. An extensive list of punch list items was created and the landscaper will be addressing the items. e.g., irrigation issues, rat control, turf condition, and water restrictions. The lawns are to be fertilized this month.

The Board discussed the requests of the owners with one owner having a surveyor professionally checking the property lot lines at the rear of their property.

A new resident was concerned about sprinklers not working properly on the common area and the landscapers will look at it.

EASTVIEW PATIO HOMES II ASSOCIATION
Board of Directors Meeting – July 14, 2022
Page 2

Financial

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

Cash decreased \$19,804 to \$108,698. The main reason was an operating loss of \$14,492, payments of \$3,341 for mailbox repairs of \$2,541 and hardscape payments of \$800 for signage painting, a reduction in prepaid dues of \$1,040, an increase in delinquent accounts of \$825 with all other activity generating cash of \$614.

Current month operating expenses were favorable to budget by \$5,197. Water costs were lower than budget by \$4,207, landscape costs were lower than budget by \$825, and all other activity was favorable to budget by \$165.

Year to date operating expenses were lower than budget by \$12,754 due to lower water costs of \$8,887, lower landscape costs of \$3,885 and all other activity used cash of \$18.

The current month operating loss of \$14,492 was lower than budget by \$5,204 and year to date operating income of \$40,317 was higher than budget by \$12,897 for the same reasons given for operating expenses.

Delinquent accounts increased \$865 to \$6,615 from \$5,750 last month. Since the Board of Directors meeting the largest account totaling \$1,670 has been collected, which without considering any other collections lowers the balance to \$4,945. A meeting is planned with Elite Management to determine if the system is operating correctly since the HOA has never had such high balances for delinquent accounts.

Upon a motion duly made, seconded, and unanimously carried, the Board approved waiving five late fees on accounts 33535, 27507, 275504, 27588 and 32735.

Welcome

Kay Rodricks reported that we added one new owner this past month.

Home Inspections

Ms. Pfeiffer noted that 12 owners returned their inspection repair letters and she will visit the property to be sure that all repairs were done properly.

Hardscape

Mr. Filson reviewed a maintenance request for repairing a crack in the back wall and painting of a pony wall at 17710 Bellechase Cir. An estimate will be provided.

The Board approved an invoice by KD for painting metal covers in drives and sidewalks at \$395.00.

One irrigation tower on Corte Tezcuco is in needs follow-up work because the initial repair failed.

President's Report

Mr. Filson stated that the new mailbox on Corte Tezcuco has been installed. The cost has increased for the mailboxes and we will most likely increase the mailbox reserve in 2023. The July newsletter will be coming out soon.

CORRESPONDENCE

- A. Parking Violation Letters: it was agreed to have a letters mailed to three homeowners.

UNFINISHED BUSINESS

- A. Mr. Filson wanted to let the Board know that the SDG&E bills will be forwarded by email to Mr. Gigliotti for review.

NEW BUSINESS

- A. Hearing Outcomes

The Board approved the following action at 17738 Bellechase \$200.00 fine; 17742 Bellechase \$200.00 fine; 12071 Tretagnier \$200.00 fine and 12087 Tretagnier allowed to park one car in the garage and one car, can be parked on the driveway because it's too large to fit in the garage.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for August 11, 2022, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:23 p.m.

Prepared by:
Elite Community Management and Karin Pfeiffer

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

Date