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

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

**January 10, 2019**

**MINUTES**

<b><u>DIRECTORS PRESENT:</u></b>	Ron Filson	President
	John Mullin	Vice President/CFO
	Mandy Richins	Secretary
	George Gigliotti	Director-at-Large
	Dan Porter	Director-at-Large
<b><u>DIRECTORS ABSENT:</u></b>	None	
<b><u>OTHERS PRESENT</u></b>	Chris Hodge	Elite Community Management

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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 December 13, 2018 regular meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the December 13, 2018 regular meeting minutes as written.**

**MEMBER PARTICIPATION**

None

**ARCHITECTURAL REPORT**

No meeting occurred this month.

**COMMITTEE REPORTS**

Landscape

The Board reviewed the landscape report from Dan Porter. He discussed the red Apple struggling due to the fungus. He stated with some fertilizer it should bounce back in spring. He stated that the culverts have been cleaned and the landscaper is keeping an eye on them during the rains. The landscaper is keeping an eye on the common area trees so limbs are not against the buildings. He stated that the backflows have been tested and some had to be repaired to pass inspection.

He reviewed the water and stated that the water is off and should be off for some time due to the rain.

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**Financial**

The Board reviewed the financial reports, bank accounts and reserve accounts for the month of December 31, 2019.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the transfer of funds from the operating account to the reserve account the reserve contribution of \$14,339.46.

Mr. Mullin noted that the cash balance is low due to the end of the year and is about 50% of what it should be in normal operations.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the pre lien and lien on account 100254 if not paid by January 14, 2019.

Mr. Mullin reviewed the new law and reviewed the insurance requirement for the Association. The Association is working on a quote to have the proper insurance in place.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the financial report as of December 31, 2018 pending yearend audit.

**Welcome**

She reported that she is not getting new owner information. It was agreed to ask the accounting firm to provide information to the Manager so Mrs. Richins can get information on the new owners.

**Hardscape**

George Gigliotti discussed the work being completed. He stated that he found some additional walls that need work and will get them addressed. He stated that the additional work should be within the approved budget for the stucco wall project.

He discussed the survey he completed on the irrigation and electrical boxes. He stated that we will need to repair and paint them in the near future.

**President's Report**

Mr. Filson stated that the Annual meeting will be held on March 14<sup>th</sup>. He agreed he would check the availability of the room. He stated that we need to get the candidate information turned in for the Annual meeting by February 8<sup>th</sup>.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**Garage Violation: 17752 Bellechase Circle**

Mr. Filson reported that the owner of 17752 Bellechase has moved.

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**DATE OF NEXT MEETING**

The next Board of Directors meeting is scheduled for February 14, 2019, at 4:00 p.m.

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:48 p.m.**

Prepared by:  
Elite Community Management and Mandy Richins

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**Mandy Richins, Secretary**  
**Eastview Patio Homes II Association Board of Directors**

**Date**