

**EASTVIEW  
PATIO HOMES II  
CORPORATION**



**RANCHO BERNARDO  
CALIFORNIA**

<http://eastviewrb.com/patio2.html>

**BOARD OF DIRECTORS  
MEETING MINUTES  
October 11, 2018**

**I. CALL TO ORDER**

- A.** President Ron Filson called the Board meeting to order at 4:00 p.m. at 17520 Drayton Hall Way, in the Eastview Community Center, San Diego, CA. A quorum was present.

**II. ROLL CALL**

- A.** Board Members Present:
- |           |                  |            |
|-----------|------------------|------------|
| President | Ron Filson       | March 2020 |
| Secretary | Mandy Richins    | March 2020 |
| Director  | Dan Porter       | March 2019 |
| Director  | George Gigliotti | March 2020 |
- B.** Board Members Absent:
- |                    |             |                      |
|--------------------|-------------|----------------------|
| Vice President/CFO | John Mullin | March 2019 (excused) |
|--------------------|-------------|----------------------|
- C.** Others Present:
- |                  |                                 |
|------------------|---------------------------------|
| Meeting Recorder | Victoria Cohen Consulting, (VC) |
| Homeowners       | None                            |

**III. HOMEOWNERS FORUM**

- A.** No homeowners present.

**IV. APPROVAL OF MINUTES**

- A.** **MSUC<sup>1</sup> to: Approve** the Open session meeting minutes for September 13, 2018, as submitted.
- B.** **MSUC to: Approve** the Special Open session meeting minutes for October 5, 2018, as submitted.

**V. EXECUTIVE SESSION DISCLOSURE**

- A.** Executive session was held on September 13, 2018 to review a homeowner violation and delinquencies.
- B.** Executive session was held on October 5, 2018 for personnel issues.

**VI. REPORTS**

- A.** Architectural Approvals – Ron Filson
1. 17650 Tatia Court – Plants
  2. 17650 Tatia Court – Courtyard Wall
  3. 12235 Bajada Road – HVAC
  4. 17705 Rosedown – Solar Panels
  5. 18143 Colonnades – Solar Panels
  6. 17725 Rosedown – Windows
  7. 18189 Colonnades – Reset Roof Tiles
- B.** Financial Report– John Mullin

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<sup>1</sup> MSUC = Moved, Seconded, Unanimously Carried  
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1. A copy of the financial report was distributed to the Board in advance of the meeting.
  2. Board reviewed the financials, the bank account balances, and the reserve account.
  3. **MSUC to: Receive** the financial report as of September 30, 2018, pending year end audit.
- C. Landscape – Dan Porter
1. Water usage report
    - (a) Dan distributed the current water report.
  2. Homeowner Requests
    - (a) Homeowner requested association to cut down a pine tree due to cones falling onto tiles and breaking tiles.
    - (b) Homeowner requested tree trimming due to alleged obstruction of view.
    - (c) Homeowner requested a tree be removed. Board reported that an arborist looked at the tree this week and indicated the tree is healthy and stable.
- D. Hardscape – George Gigliotti
1. George received proposals from vendors
- E. Annual Home Inspection – Mandy Richins
1. Additional 15 forms have been received; 18 forms still outstanding.
- F. Welcome New Homeowners – Mandy Richins
1. 17625 Parlange Place

**VII. NEXT MEETING DATE**

- A. The next Board meeting is scheduled for November 8, 2018 at 4:00 p.m. at 17520 Drayton Hall Way, in the Eastview Community Center, San Diego, CA.

**VIII. ADJOURNMENT**

- A. There being no further business the meeting was adjourned at 4:43 p.m.

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**Secretary**

**DATE**