



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

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

October 10, 2019

MINUTES

<u>DIRECTORS PRESENT:</u>	Ron Filson	President
	Dan Porter	Vice President
	Linda Neidermeyer	Secretary
	George Gigliotti	CFO
	Doug Chenet	Member
<u>DIRECTORS ABSENT:</u>	None	
<u>OTHERS PRESENT</u>	Chris Hodge	Elite Community Management

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 September 12, 2019 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the September 12, 2019 regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

The Architectural Committee reviewed 3 applications over the past month and no major issues. One owner has agreed to remove the metal cover over the window. The other two applications were for Artificial Turf and Brick pavers.

COMMITTEE REPORTS

Landscape

Mr. Porter reported on the landscape inspection and work performed over the past month. He noted that he had a landscape request from 12043 Tretagnier for removal of the dead tree which has been completed.

He noted that 12016 Versailles needs to have new turf and agapanthus added to front yard.

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12189 Colonnades has dry areas and nut grass growing and it was agreed to spray sledgehammer on the nut grass. The new winter rye grass should solve the dry areas.

He noted that Eduardo is working on a winter watering schedule and will be reviewed next month.

Financial

The Board members reviewed the financial reports, bank accounts and reserve accounts for the month of September 30, 2019. He also reviewed the budget process for approving the 2020 Budget with the Board.

Mr. Gigliotti reviewed the month and year to date financial results for the month of September 30, 2019. Operating cash increased \$40,583. The remaining Operating cash balance at the end of September is \$117,985 and will decrease in November since there will be a water bill. Since Revenue is booked every month and water expenses every other month cash increases in the months without a water bill and decreases in the months that have a water bill. There was an operating gain of \$18,468 in September due to no water expenses and the year to date gain including September there is a net profit of \$42,600. The Association is financially sound.

Welcome

Ms. Neidermeyer stated that she visited one new owner over the past month.

Hardscape

Mr. Chenet reported that the utility boxes have been painted and reviewed. Two boxes needed to have further work.

Home Inspections

It was reported that 8 homeowners had reminder letters sent to them for the incomplete issues with their homes. Only three owners have now, yet completed the work.

President's Report

Mr. Filson reported that the two new street light posts have been installed but the bulbs are a different color than amber and will hopefully, be changed out by the City in the near future.

CORRESPONDENCE

The Board reviewed the two letters to owners, one for non-approved lights on property and the other for vegetation needing to be cleared from exclusive area.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

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DATE OF NEXT MEETING

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

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:31 p.m.

Prepared by:
Elite Community Management and Linda Neidermeyer

**Linda Neidermeyer, Secretary
Eastview Patio Homes II Association Board of Directors**

Date