



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

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

April 8, 2021

MINUTES

DIRECTORS PRESENT: Ron Filson President
 Linda Neidermeyer Secretary
 George Gigliotti CFO

DIRECTORS ABSENT: Karin Pfeiffer

OTHERS PRESENT Chris Hodge, Elite Community Management

CALL TO ORDER

The meeting was called to order by Board President, Ron Filson at 4:03 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the March 11, 2021, regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the March 11, 2021, regular meeting minutes as written.

MEMBER PARTICIPATION

No homeowners attended the meeting.

ARCHITECTURAL REPORT

The Committee report will be reviewed at the next meeting.

COMMITTEE REPORTS

Landscape

Mr. Filson discussed the landscape walk-thru punch list with the Board. Our slopes are currently being attended to for weed reduction and plant material care. Sprinkler heads are being inspected for efficiency and coverage. Lawns were punched, fertilized, and additional seed applied.

Water usage is being monitored as we move into the warmer months. Some small hard to water front yard grass areas may be replaced with a material that is aesthetically pleasing and uses no water.

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Tree trimming Progress

Tree trimming has been completed.

Financial

Mr. Gigliotti presented the financial results for March 31, 2021.

Cash decreased \$734 to a balance of \$122,378. There were no material balance sheet variances to report.

Current month operating expenses were over budget by \$10,437 all due to increased water costs of \$11,888 offset by minor variances netting to a favorable variance of \$1,451. The increased water costs resulted from receiving February water bills in March.

Year to date operating expenses of \$87,987 were right on budget.

Current month operating income of \$5,554 was below budget by \$10,461 and year to date operating income of \$35,904 was right on budget with the variance explanations the same as for operating expenses.

Delinquent accounts decreased \$660 from \$2,390 in February to \$1,730 at the end of March. One account is 47% (\$815) of the balance. The remaining balance of \$915 is equal to 3.3 equivalent homes ($915/275 = 3.3$). A notice requesting payment was sent to the significantly overdue homeowner. If Payment is not received by the next Board meeting a lien notice will be sent.

Welcome

There were no new homeowners in March

Hardscape

The following bids were received for Hardscape repairs.

Mr. KD Cha bid of \$800 to repair the damaged walls at Devereux Road and Versailles Court. Upon a motion to accept his bid: duly made, and seconded, the Board approved Mr. Cha's repair to the walls at a cost of \$800.

Mr. Martinez bid of \$750.00 to repair the concrete walkway at 12082 Tretagnier Circle. Upon a motion to accept his bid: duly made, and seconded, the Board approved Martinez Concrete repair of the walkway at a cost of \$750.00.

It was noted that the wall repairs at the Stringfellow residence is on hold waiting for parts.

President's Report

Mr. Filson wanted to put out an April newsletter. Mr. Filson asked Board members for items to be placed in the newsletter be sent to him by April 15th.

CORRESPONDENCE

No letters were sent or received over the past month.

UNFINISHED BUSINESS

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NEW BUSINESS

Election Procedures

Mr. Filson and Mr. Hodge explained the election process for the election of Board members. Mr. Paul D'Angelo has agreed to serve as the Inspector of Elections.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for May 13, 2021, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:40 p.m.

Prepared by:
Elite Community Management and Linda Neidermeyer

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

Date