



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

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

January 11, 2024

MINUTES

DIRECTORS PRESENT: Ron Filson President
Karin Pfeiffer Vice President/Secretary
Tom Keeven Treasurer
Kay Rodricks Director at Large
Malcom Allan Director at Large

DIRECTORS ABSENT: None

OTHERS PRESENT: C. Hodge of Elite Community Management and one owner
Mr. Acevedo, Homeowner

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 14, 2023, regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the December 14, 2023, regular meeting minutes as written.

MEMBER PARTICIPATION

Mr. Acevedo was present to discuss issues with his neighbor.

ARCHITECTURAL REPORT

The ARC committee met January 9 and two applications for the Association members were discussed.

COMMITTEE REPORTS

Landscape

Mr. Filson reviewed the monthly landscape maintenance report. He noted that all the repairs have been completed from the past punch list. He reported that he had the arborist out to review some pine trees on the Tretagnier Circle slope and informed the concerned homeowners that the pine trees appeared not to be a hazard per the arborist's report.

No other requests have been made by owners since the last meeting.

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Financial

The Board reviewed the financials for the month of December 31, 2023. Mr. Keeven explained the expenses for the past month.

Mr. Keeven noted that one of the landscape bills was missed in November so there was a two-month expense in the December financials.

The Board reviewed the delinquent accounts. It was agreed to reverse the late fees for the owners in the amount of \$30.00.

Welcome

There were no new homeowners from the past month.

Home Inspections

Karin Pfeiffer noted that there was one outstanding issue with repairs needed by a homeowner.

The Board agreed to call the owner for an executive meeting in February to have the matters discussed.

Hardscape

The Board reviewed the survey report from Mr. Allan regarding the condition of the utility and irrigation boxes.

The Board discussed the common area walls and damage that has occurred to the wall. It was agreed to bill back the landscaper for hitting the wall with their machines.

President Report

The Board reviewed the garage parking regulations and said that all but one owner has complied since the last hearing notices were sent.

The Board discussed the publication of the newsletter for January. The Board agreed to have each Director's article/report sent to the Board president to create the newsletter for distribution to the homeowners.

The Board discussed the calendar for the upcoming year concerning elections due dates.

CORRESPONDENCE

A. None

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UNFINISHED BUSINESS

NEW BUSINESS

- A. 1) CC&Rs review of parking enforcement – It was agreed to have a notice placed in the newsletter about parking in the garage.
- 2) Benches/Tables on common area grass, north side of Devereaux Rd. It was agreed to poll the owners on the possibility of installing park benches.
- 3) Hearing outcome – The owner resolved the issue.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for February 8, 2024, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:00 p.m.

Prepared by:
Elite Community Management and Karin Pfeiffer

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

Date