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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**

**April 11, 2019**

**MINUTES**

**DIRECTORS PRESENT:**      Ron Filson                      President  
   Dan Porter                      Vice President  
   Linda Neidermeyer              Secretary  
   George Gigliotti                Treasurer

**DIRECTORS ABSENT:**      None

**OTHERS PRESENT**              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 March 14, 2019 regular meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the March 14, 2019 regular meeting minutes as written.**

**MEMBER PARTICIPATION**

An owner was present to listen in on the meeting.

**ARCHITECTURAL REPORT**

The Committee met and reviewed one item with an owners palm tree. There was also a patio that was installed that did not meet the approved plans and is in process of being reviewed.

**COMMITTEE REPORTS**

Landscape

It was reported that the lawns were all aerated and will be fertilized. It was noted that the slopes have been fertilized.

The Board discussed the options in having the stolen backflow device replaced. It was noted that Greentech can have it replaced at a cost of \$1,500.00. The Board is waiting for additional quotes.

He noted that there are two active landscape requests from the residents.

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The Board discussed the tree work to be performed within the community. It was noted that Union Tree Service performed the work last year and did a good job on the trees. The cost to trim the yard trees for this year's schedule is \$10,500.00.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved Union Tree Service to trim the front patio trees at a cost of \$10,500.00.**

**Financial**

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

Mr. Gigliotti reviewed the cash flow of the Association with the Board. He discussed the delinquent and prepaid owners dues and asked that letters be sent to the owners with balances.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the financial report as of March 31, 2019 pending yearend audit.**

**Welcome**

It was agreed to have Jeff from accounting send over the new owner information to Linda Neidermeyer in the future.

**Hardscape**

George Gigliotti reported that the walls are in good shape and he is still working with the City to get the street light replaced. He will begin in May inspecting the rusting irrigation boxes for repair and paint.

**Home Inspections**

The Board discussed the annual inspections and starting inspecting in May and will have letters sent out in early June. Management was asked to develop a spread sheet and check list by address for the committee.

**President's Report**

Mr. Filson asked that the Board keep an eye out for another member of the community to serve on the Board.

He also discussed an issue that he has been asked by two owners to review regarding a drainage issue. He reviewed the issue with the Board and one of the owners was present to provide information to the Board. A letter was reviewed by the Board and it was agreed to send the letter to the owner present at the meeting. It was agreed that any changes in either owner's yard will require Architectural Approval since it has to do with drainage.

**CORRESPONDENCE**

None

**UNFINISHED BUSINESS**

None

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**NEW BUSINESS**

Newsletter

It was agreed to mail a newsletter out to the owners and residents by the end of April.

**DATE OF NEXT MEETING**

The next Board of Directors meeting is scheduled for May 9, 2019, at 4:00 p.m.

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:57 p.m.**

Prepared by:

Elite Community Management and Linda Neidermeyer

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

**Date**