



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

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

June 13, 2019

MINUTES

DIRECTORS PRESENT: Ron Filson President
 Dan Porter Vice President
 Linda Neidermeyer Secretary
 George Gigliotti CFO
 Doug Chenet Member

DIRECTORS ABSENT: None

OTHERS PRESENT 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 May 9, 2019 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the May 9, 2019 regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

The Committee reviewed the application for the past two months. He noted that 13 applications were reviewed and approved by the Committee.

COMMITTEE REPORTS

Landscape

Dan reported on the landscape walk notes for the month of June. He noted that they are all very simple items that will be addressed over the next few weeks.

The Board discussed the issue of bees nesting in three of the irrigation boxes. It was agreed to have them removed and cleaned to prevent future nesting.

Upon a motion duly made, seconded and unanimously carried, the Board approved the removal of the bees and cleaning of boxes at the cost of \$100.00 each with a total cost of \$300.00.

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The board discussed a fallen tree on Devereux over the past month. With the owners agreement it was agreed to hold on a tree replacement until a suitable tree be located for the location. It was agreed to allow the owner to pay the difference for a larger tree than the Association would purchase.

No report on water was presented this month and should have a report at the next meeting.

Financial

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

Mr. Gigliotti reviewed the cash flow of the Association with the Board. He discussed the two delinquent accounts over 60 days. It was agreed to send out a notice to account 300268 and 100254 if payment is not received.

He reviewed the tree trimming expenses and is proposing adding tree trimming expense to the reserves as well as hardscape. Mr. Gigliotti wanted to add \$600.00 to the reserves each month for both items.

Upon a motion duly made, seconded and unanimously carried, the Board approved funding tree trimming and hardscape reserves at the amount of \$600.00 for each item per month.

He discussed the need to start looking at the reserve study for the Association and asked management to obtain a proposal for the study.

Mr. Gigliotti discussed the investments for the Association and noted that a CD is coming due in the amount of \$16,000.00 and will be looking at other institutions to invest the funds.

Welcome

Ms. Neidermeyer stated that she was notified of one new owner over the past month.

Hardscape

Mr. Chenet discussed the progress on reviewing the irrigation control boxes in the common areas. He stated that he will have a report ready for next month. He also noted that one stucco wall is in need of repairs and has reached out to a repair service to address the item.

Home Inspections

The Board discussed the process and that the letters were mailed and the owner have unit August 31, 2019 to have the items addressed.

President's Report

Mr. Filson reported that he had purchased additional flags this year due to some being broken and touching the ground. He noted the flags are retired properly through the VFW.

He reported of some vandalism with control boxes and wiring over the past month. He also noted that 5 rabbits were relocated over the past month.

CORRESPONDENCE

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Damaged HOA property due to car crash on Escala

The Board discussed the car that crashed and destroyed a tree and backflow devise on the common area. The Board had to contact the police department since information was not added in for the Association to get the policy report on the name of the driver and insurance information. It was noted that the information was received and that the cost to replace the backflow devise was \$1800.00 and the cost to replace the tree was \$2,800.00.

Insurance

The Board agreed to research the insurance proposals for the Association and discuss it at the next meeting.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for July 11, 2019, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:02 p.m.

Prepared by:

Elite Community Management and Linda Neidermeyer



Linda Neidermeyer, Secretary

Eastview Patio Homes II Association Board of Directors

7/11/19

Date