



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

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

May 9, 2019

MINUTES

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

DIRECTORS ABSENT: None

OTHERS PRESENT Chris Hodge Elite Community Management
 Philip Bower Elite Community Management

CALL TO ORDER

The meeting was called to order by Board President, Ron Filson at 4:04 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the April 11, 2019 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the April 11, 2019 regular meeting minutes as written.

MEMBER PARTICIPATION

Two owners were present and one guest from a neighboring Association was present. The Guest attended to speak with the Board regarding a possible tree issue with both her HOA and Eastview Patio.

ARCHITECTURAL REPORT

The Committee informed management and the Board of Directors that the upcoming Architectural meeting will be taking place the following Tuesday, May 14th 2019.

COMMITTEE REPORTS

Landscape

It was reported that during the last walkthrough there were various lawn areas that are browning and will be reseeded very soon. Landscape Committee also distributed a report to the Board and management for review.

The Board reviewed the Greentech quote for a backflow and cage installation for \$1,200.00.

Upon a motion duly made, seconded and unanimously carried, the Board approved the backflow and cage installation proposal from Greentech for the amount of \$1,200.00

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Financial

The Board members reviewed the financial reports, bank accounts and reserve accounts for the month of April 30, 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 prepaid owners.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the financial report as of April 30, 2019 as presented.

Hardscape

George Gigliotti reported that the City has successfully installed the new street light on the property as discussed in the previous meeting.

Upon a motion duly made, seconded and unanimously carried, the Board approved the wall stucco repairs by Jorge Martinez for an amount no more than \$450.00.

Home Inspections

The Board discussed the annual inspections and confirmed that there were 34 reports on homes out of 52. It was also confirmed that there was a set deadline of September 1st.

President's Report

Mr. Filson reported that there was an abandoned mattress on Escala Drive that will be picked up shortly and that the rabbits are back at the Association. Mr. Filson also informed the Board, management and the members present that he will be on vacation from May 20th to June 3rd.

CORRESPONDENCE

Management informed the Board of Directors that 2 letters were sent out to homeowners for issue. 12009 Tretagnier Circle was sent a letter on April 12, 2019 regarding an issue with their exclusive use area drainage. 12017 Versailles Court was sent a letter on April 30, 2019 for discharging water over a rear patio wall onto the common area slope.

UNFINISHED BUSINESS

It was discussed that the Gallagher architectural request for drainage will be happening this month. It will be reviewed and discussed further at the upcoming Architectural committee meeting May 14th.

NEW BUSINESS

Board member appointment

The Board discussed the opening position that has yet to be filled and proposed that Douglas Chenet be appointed to serve for the remainder of the term.

Upon a motion duly made, seconded and unanimously carried, the Board approved the appointment of Douglas Chenet as the 5th Board member who will serve for the remainder of the term.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for June 13, 2019, at 4:00 p.m.

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ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:05 p.m.

Prepared by:
Elite Community Management and Linda Neidermeyer



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


Date