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

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

**September 12, 2019**

**MINUTES**

<b><u>DIRECTORS PRESENT:</u></b>	Ron Filson	President
	Dan Porter	Vice President
	Linda Neidermeyer	Secretary
	George Gigliotti	CFO
<b><u>DIRECTORS ABSENT:</u></b>	Doug Chenet	Member
<b><u>OTHERS PRESENT</u></b>	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 August 8, 2019 regular meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the August 8, 2019 regular meeting minutes as written.**

**MEMBER PARTICIPATION**

Mr. Radloff who lives at 12077 Tretagnier Circle attended the meeting to discuss a letter he wrote to the Board concerning the Fire Prevention Program for the Common Area landscape and trees. He wanted to be sure that all home owners were aware of their responsibilities to keep their property well maintained and to notify the Board if they have a concern about the Common Area maintenance. The Board agreed with his concerns and informed him that a Newsletter on Fire Prevention would be sent to the membership in October. The Board thanked him for his concerns.

**ARCHITECTURAL REPORT**

The Architectural Committee reviewed 3 applications over the past month and no major issues.

**COMMITTEE REPORTS**

**Financial**

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

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Mr. Gigliotti reviewed the month and year to date financial results for the month of August 2019. Operating cash decreased \$26,545 because of water expenses and a reduction in prepaid dues. The remaining Operating cash balance at the end of August is \$75,669 and will increase in September since there will be no water bill until October. Since Revenue is booked every month and water expenses every other month cash increases in the months without a water bill and decreases in the months that have a water bill. There was an operating loss of \$22,043 in August due to water expenses but year to date August there is a net profit of \$50,570. The Association is financially sound.

Hardscape

Mr Gigliotti reported that the broken wall repair behind the homes on Rosedown Place is finished and all that remains to be done is to paint the stucco. He also informed the board that the utility and irrigation boxes are being repaired and painted at a cost of \$1,850.

Landscape

Mr. Porter reported on the landscape walk notes for the month of August and September. He informed the Board that the landscape budget is under spent for the year. He noted that the large item is the cost of water is still under last year. He reviewed three landscape issues with the Board members.

The Board reviewed the request from the owner at 17715 Devereux Road that requested trimming on the slope and the work was completed on September 11, 2019.

The Board reviewed the request from the owner at 17621 Parlange Road that five pine trees behind their back yard need to be trimmed. The Board agreed to get the Arborist out to provide an estimate.

The Board reviewed the request from the owner at 17625 Parlange Road that the bushes next to the front walkway be trimmed to allow painting. The work was completed.

Welcome

Ms. Neidermeyer stated that she visited one new owner over the past month.

Home Inspections

It was reported that 8 owners have not completed their requested repairs and letters were sent giving them until October to have the items addressed.

President's Report

Mr. Filson reported that over the past month there was a large water main line that was broken and repaired on Devereux Road. He noted that a construction sign by the Escala entrance that will be given back to the contractor. He noted that a newsletter will be written in October and fire Prevention will be a topic. He stated that he would work with Jeff Simon or Elite to have a welcome packet sent to all new owners.

**CORRESPONDENCE**

The Board reviewed a letter from an owner about parking a van in the driveway. It noted that the van was removed.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

12077 Tretagnier – Fire Protection

The Board addressed this issue with the owner at the beginning of the meeting.

**DATE OF NEXT MEETING**

The next Board of Directors meeting is scheduled for October 10, 2019, at 4:00 p.m.

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:39 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

10/10/19  
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Date