

**Eastview RB Patio 1 Homes Association**  
**General Session Board Meeting Minutes**  
Held at 11979 Austerlitz Place, San Diego, CA 92128  
January 29, 2014

**I. CALL TO ORDER**

The Board called the meeting to order at 1:40 p.m.

**A. Board Members**

President:	Vicki Owen
Vice President:	Paula Yellam
Treasurer:	Sylvia Corn
Secretary:	Karen Sommer
Director:	Diane Cheryll

**B. Others:**

Susan Wiese	PropertyADVANTAGE
-------------	-------------------

**II. HOMEOWNER FORUM**

1. No owners were present.

**III. MINUTES**

1. The November 20, 2013, General Session meeting minutes were approved as submitted. \*MSC

**IV. FINANCIAL REPORT**

1. Financials for November and December 2013 were accepted subject to year end review. \*MSC

**V. COMMITTEE REPORTS**

• **Landscape Report**

1. The November and December 2013 inspections were reviewed.
2. A water alert memo from Holmes Landscape Company was reviewed.

• **Architectural**

1. The January 2014 architectural report was reviewed.

• **Facilities**

1. Management reported that Pacific Backflow checked the backflows for the required city testing and three backflows needed repairs.

**VI. MANAGEMENT**

1. Management reported that there are no new owners.
2. Management Action Item List was reviewed, no action required.

**VIII. UNFINISHED /PREVIOUS BUSINESS**

1. A motion was made to ratify the vote for proposal 7072 for pre-emergent to be paid for operating, landscape extras.

**IX. NEW BUSINESS**

1. Paula Yellam announced that she was coordinating with the Boy Scouts the painting of the water meters at no cost to the Association.

**X. ITEMS DISCUSSED IN EXECUTIVE SESSION**

1. The November 20, 2013, Executive Session minutes were approved as submitted. **\*MSC**
2. Aged Receivables report was discussed, and one lien was authorized. **\*MSC**
3. A motion was made to ratify the email vote approving the following repairs to 17456 Drayton Hall Way. **\*MSC**
  - Green Horizon’s contract 2000-5906 to remove tree and stump due to plumbing issues for \$665.00 to be paid for from Reserves/Landscape extras.
  - Zech Plumbing estimate for repair to the plumbing line at the same unit for \$1,000.00.
  1. Green Horizon’s approved contract 2000-0181 for removal of pine tree behind 17605 Rienzi for \$550.00, to be paid for by the owner requesting the tree removal. **\*MSC**

**XI. NEXT SCHEDULED MEETING**

The next scheduled meeting date is February 26, 2014 and it will be held at the Community Clubhouse, 17520 Drayton Hall Way, SD 92128 at 12 noon.

**X. ADJOURNMENT – 2:28 p.m.**

**CERTIFICATION OF BOARD & APPROVAL OF MINUTES**

This is to certify that the Eastview RB Patio 1 Homes Association is a California Nonprofit Mutual Benefit Corporation; that the Board is Duly Constituted; has made all decisions based on reasonable investigation, in good faith, and with regard for the best interests of the community and its members; and has exercised discretion within the scope of its authority of actions reported in Minutes of this meeting.

By: \_\_\_\_\_ Secretary