

FINAL

**EASTVIEW RB COMMUNITY CENTER
REGULAR MEETING OF THE BOARD OF DIRECTORS
April 21, 2009**

MINUTES

DIRECTORS PRESENT:

Garry Denlinger	President
Teri Denlinger	Secretary
Karin Sze	Treasurer – via Telephone
Pat Murphy	Director @ Large/Landscape
Nemira Mack	Director @ Large/ Social/Recreation
Ginger Lyon	Vice President
Art Barsell	Director @ Large Facilities & Maintenance

DIRECTORS ABSENT: None

OTHERS PRESENT Pamela Hayter from Elite Community Management

CALL TO ORDER

The meeting was called to order by Board President Garry Denlinger at 7:00 p.m.

HOMEOWNER FORUM

There were two homeowners present. Ron Filson expressed concern regarding the continuity of landscaping between the different Eastview Homeowners Associations. He volunteered to contact the association landscape chairpersons to co-ordinate the landscape improvements for each association.

APPROVAL OF PREVIOUS MINUTES

Upon a motion duly made, seconded, and unanimously carried, the Board approved the Minutes of the March 17, 2009 of the Regular Board of Directors Meeting, as written. (Murphy/Lyon)

Upon a motion duly made, seconded, and unanimously carried, the Board approved the Minutes of the Special Meeting April 11, 2009 to discuss the Reserves Study and Budget as written. (Murphy/Lyon)

COMMITTEE REPORTS

Architectural Review Committee:

Garry Denlinger reviewed the ARC report submitted by Chair Joan Francis. Mr. Denlinger noted that since each Board member receives a copy of the monthly ARC report, it is not necessary for the ARC Chair to address the Board on a monthly basis unless the Chair deems otherwise.

BOARD MEMBER REPORTS

Presidents Report

Garry Denlinger read a letter received from State Farm Insurance regarding the 2007 fires and the intent of State Farm to sue SDG&E for damages.

A letter from a homeowner requesting the waiving of a late fee that was charged to his account was read. Discussion followed and **Upon a motion duly made, seconded and unanimously carried the Board decided to decline the homeowner's request, and a letter to the homeowner would be sent with the Board's decision. (Sze/Murphy)**

In the report from the Nominating Committee, two (2) individuals committed to run for the Board of Directors and one is still considering. All documents, with the ballot, are to distributed on or before May 22, 2009.

Upon a motion duly made, seconded and unanimously carried, the Board decided to schedule the Annual Meeting for June 23, 2009. (Murphy/Lyon)

Secretary

Teri Denlinger stated that the Directory is completed and has been distributed to all homeowners. A letter was also read and presented to Art Barsell and Karin Sze thanking them for their work on the Eastview budget and reserves.

A Conflict of Interest Statement was read and discussed. **Upon a motion duly made, seconded and unanimously carried, the Board approved the Final Draft of the Eastview Community Center Board of Directors Conflict of Interest Statement that will be signed by all Eastview Directors and managers. (Murphy/G. Denlinger)**

Treasurer/Budget and Finance

Karin Sze reviewed the financial position of the Community Center. The cash position overall is good, but further analysis will be done to ensure that minimum monthly operating cash balances sufficiently cover one month's operating expenses. Funds need to be moved to the operating account to pay for work completed by one of the contractors. Upon a motion duly made, seconded and unanimously carried, the Board approved the moving of funds in an amount of \$4,200.00 from the reserve account to the operating account to pay for the work completed by Nick Miller on the centers doors and hardware. (Lyon/Murphy)

The reserve study was discussed and the Board made the following decision: **Upon a motion duly made, seconded and unanimously carried, the Board approved the final 2009-2010 Reserve Study. (Sze/G. Denlinger)**

Vice President Report

Ginger Lyon reported on the personnel manual as well as the "Good Samaritan Law". It was determined that the law requires further investigation.

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Landscaping

Pat Murphy reported that the Escala slope is planted and that any additional planting will need to be determined at a later date.

Facilities/Maintenance

Art Barsell reported that the scheduled maintenance and repairs for the year are complete. He also stated that the refrigerators are in need of replacement.

Recreation/Social

Nemira Mack reported that there will be no Cinco De Mayo this year. She will take a look at the possibility of a social in September.

Community Center Manager's Report

Raili Tucker reported that there have been intruders entering the property to use the spa. There were attempts to catch the persons to no avail.

OLD BUSINESS

The possible draining of the pool was discussed. Since the cost of water is scheduled to increase in July, draining the pool prior to July was suggested. The amount of water and related costs were discussed, and it was determined that the Board needs to speak with the pool contractor to acquire the needed information before a decision can be reached.

NEW BUSINESS

None

DATE OF NEXT MEETING

The Board and Members were reminded that the next meeting is scheduled for May 19, 2009.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:52 p.m.

Prepared by:
Elite Community Management

Secretary

Date