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

**EASTVIEW RB COMMUNITY CENTER  
REGULAR MEETING OF THE BOARD OF DIRECTORS**

**July 21, 2015**

**MINUTES**

**DIRECTORS PRESENT:**

Garry Denlinger	President
Tom Dudgeon	Vice President/Personnel
Annette Storer	Secretary
John Kersey	Treasurer
Paula Taylor	Director-at-large/Landscape
David Hebert	Director-at-large/ Facilities/Maintenance
Ann Ross	Director-at-large/Recreation/Social

**DIRECTORS ABSENT:** None

**OTHERS PRESENT**

Myrna De La Pena	Community Center Manager
Chris Hodge	Elite Community Management

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**CALL TO ORDER**

The meeting was called to order by Board President, Garry Denlinger at 4:00 p.m.

**APPROVAL OF PREVIOUS MINUTES**

The board reviewed the June 23, 2015 meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the board approved the June 23, 2015 minutes (Ross/Hebert).**

**MEMBER PARTICIPATION**

On behalf of an Eastview owner, Board President Garry Denlinger spoke of a non-resident who uses the Community Center parking lot to wash his vehicle.

**Upon a motion duly made, seconded, and unanimously carried, the board approved the installation of Private Parking signs at both entrances of the parking lot (Denlinger/Hebert).**

**ARCHITECTURAL REVIEW COMMITTEE**

The board reviewed the Architectural Review Committee report. A board member questioned an awning to be installed on an owner's home. Ms. Denlinger stated she would report back to the board with clarification.

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**BOARD MEMBER REPORTS**

President's Report:

Mr. Denlinger summarized the Annual meeting, commenting on the positive turnout and homeowner input. He also provided an update on the Neighborhood Watch (NHW) program, which is now computer-based, adding that Marcus Ross, Eastview NHW Coordinator, has resigned and we are seeking a replacement. The RB Neighborhood Watch Director position is also currently vacant.

Secretary/Correspondence

No report was provided.

Treasurer/Budget and Finance

Mr. Kersey reviewed the June financials, commenting that some year-end items were not correctly entered and, thus, conflicted with his amounts. He also remarked that bills should be paid during the current period and are not to be backdated.

Mr. Kersey will be working with a new CPA to prepare the taxes and audit of the Association.

The board discussed five problematic accounts. The board agreed to have Elite send each of the residents a letter that outlines their account status and will follow up to ensure they remain current.

Vice President Report/Personnel

Mr. Dudgeon commented that Ms. De La Pena prepared and distributed the directors' updated handbooks. He reviewed and participated in employee performance evaluations with Myrna and stated they went very well.

He reported that the board implemented the new State policy for employee sick leave. He also discussed an employee policy regarding proper attire and body adornments while at work.

Landscaping

Mrs. Taylor discussed the need to revise a June motion regarding the installation of LED lights at the Fairhope entrance.

**Upon a motion duly made, seconded, and unanimously carried, the board revised the June motion and approved an increase for the cost to install new LED lights at the Fairhope entrance from \$1,000.00 to \$1,076.00 (Taylor/Hebert).**

Mrs. Taylor reviewed the restoration of succulent plantings at the front entrance. The board also discussed a product called Moisture Manager to reduce water use in the community.

She noted that owner Joan Barr has expressed an interest in serving on the landscape committee.

Facilities/Maintenance

Mr. Hebert reported that Richris has given notice to the Association due to the company's reduction of employees. He reviewed quotes from other maintenance companies, and the board agreed to defer action to a future meeting for replacement of the maintenance service.

He discussed painting the tennis courts light posts, stating he received a quote from Colossus Painting in the amount of \$1,600.00



**Upon a motion duly made, seconded, and unanimously carried, the board approved Colossus Painting to paint the tennis court light posts at a cost not to exceed \$2,000.00. (Hebert/Taylor)**

Recreation/Social

Mrs. Ross reported that tennis, pickleball, happy hour, and the annual meeting were all well attended. She is working on plans for an Eastview community party to be held Saturday October 10 from 11:00 a.m. to 3:00 p.m.

Community Center Manager's Report

Ms. De La Pena reviewed tasks completed during the month which include assisting David with obtaining maintenance company quotes; updating and distributing the director's handbooks; helping organize the Annual Meeting; and preparing and conducting staff performance reviews.

**OLD BUSINESS**

Standing Rules of Procedure

Ms. Denlinger answered questions about the newly prepared Eastview Standing Rules of Procedure. The board recommended some changes, and the document will be posted for 30 days on the Community Center bulletin board. The board will discuss approval of the document at the August meeting.

**NEW BUSINESS**

None

**DATE OF NEXT MEETING**

The next scheduled Board of Directors meeting is August 18, 2015, at 4:00 p.m.

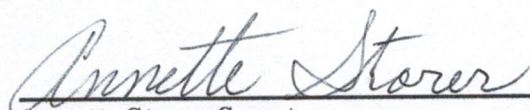
**ADJOURNMENT**

With no further business to discuss,

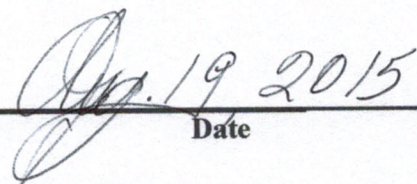
**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 6:13 p.m. (Kersey/Hebert).**

Prepared by:

Elite Community Management



Annette Storer, Secretary  
Eastview RB Community Center Board of Directors

  
Date