



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

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

February 11, 2021

MINUTES

DIRECTORS PRESENT: Ron Filson President
 Linda Neidermeyer Secretary
 George Gigliotti CFO
 Karin Pfeiffer Member

DIRECTORS ABSENT: None

OTHERS PRESENT Chris Hodge, Elite Community Management and One Owner

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 January 14, 2021 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the January 14, 2021 regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

The Committee reviewed the report from the Architectural Committee report. He noted that four applications were reviewed by the committee. Applications are for a two new solar, restoring a wall and a patio cover which was tabled.

COMMITTEE REPORTS

Landscape

Eduardo is forming a list of small front yard turf areas to be eliminated for better water coverage and reducing water waste. In February/March a root inspection was conducted at 12083 Tretagnier (near entry sidewalk); 17710 Bellechase (Back Wall); and at 12011 Versailles (Near entry sidewalk and street sidewalk) Two Liquid Ambers to be removed in Devereux Park. He will restore corner of Devereux/Tretagnier white apple plantings. He will continue restoring West Rosedown slope and continue restoring East Colonnades slope. Planting new Canary Island pine on Devereux and restore the area of tree stump. He will continue reseeding bare spots on lawns with winter rye and checking all irrigation coverage

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The tree crew will be addressing the trees in the front of the units. The Board discussed the need to notify the owners on the trimming of the large trees.

Financial

Mr. Gigliotti presented the financial results for January 31, 2021:

Cash increased \$4,063 mainly due to operating profit of \$16,924 offset by a decrease in prepaid dues of \$10,510, an increase in delinquent accounts of \$1,610, and a use of cash of \$741 for all other activity.

Operating expenses of \$25,043 were favorable to budget by \$615 which was the sum of many minor variances.

Operating income of \$16,924 was favorable to budget by \$554 which was the sum of many minor variances.

Delinquent accounts increased \$1,610 from \$675 in December to \$2,285 at month end January. Payments of \$1,090 were received prior to the February meeting reducing the balance to \$1,195 or 4.3 equivalent homes. ($1195/275 = 4.3$) If these accounts are not paid by the end of February a collection notice will be sent.

Welcome

It was noted that one new owner bought into the community over the past month.

Hardscape

Ms. Pfeiffer discussed the fence repairs and will work on getting someone to help the owner. She let the Board know that the no trespassing sign has been installed.

Home Inspections

Ms. Neidermeyer discussed responses from the owners. She reported that four owners have items to be corrected on their homes. The homeowners have been contacted and stated that the owners will address their items. Two owners have large items that have not been addressed. It was agreed to have a hearing with the two owners at the March 11, 2021 Board meeting.

President's Report

Mr. Filson informed the board that Jeff Simon passed away last week.

CORRESPONDENCE

The Board reviewed the note from an owner about a person parking their vehicle in the street.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

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DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for March 11, 2021, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:02 p.m.

Prepared by:
Elite Community Management and Linda Neidermeyer

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

Date