



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

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

May 14, 2020

MINUTES

<u>DIRECTORS PRESENT:</u>	Ron Filson	President
	Linda Neidermeyer	Secretary
	George Gigliotti	CFO
<u>DIRECTORS ABSENT:</u>	Dan Porter	Vice President
<u>OTHERS PRESENT</u>	Chris Hodge	Elite Community Management

CALL TO ORDER

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

RESIGNATION

It was noted that Dan Porter has resigned from the Board.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the February 13, 2020 regular meeting minutes. No meetings were held in March or April 2020.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the February 13, 2020 regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

Three applications from Patio II were reviewed over the past two months by the Architectural Review Committee.

COMMITTEE REPORTS

Landscape

Mr. Filson reported on the landscape conditions and work being performed. No walk was performed in the past month. He noted that the winter rye is dying back and there have been a couple of issues with bees in the valve boxes. He reported that a large tree on Rosedown fell down and had to be extracted from the slope.

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Upon a motion duly made, seconded, and unanimously carried, the Board approved Atlas Tree service to remove an additional two trees from the Rosedown slope and trim a pepper tree on Devereux at the cost of \$4,976.00

He noted that three backflow devises were mysteriously turned off and it was agreed to monitor the backflows.

Four owners have made requests since the last meeting. Three requests were about weeds. One owner asked that a pepper tree in the common area be removed for fire danger on Chretien Court.

Financial

Mr Gigliotti reviewed the financial results for April 2020 current month and year to date. He indicated :

Cash increased \$12,347 to \$120,883 mainly due to operating income of \$9,447, and an increase in prepaid dues of \$1,492, collection of delinquent accounts of \$832, and all other activity adding \$466. He then discussed revenue and expenses.

Revenue was on budget for the current month and year to date.

Expenses for the current month were favorable to budget by \$12,442 due mainly to lower water costs of \$9,204. Lower landscape and administrative costs account for the rest of the favorable variance. Year to date expenses were also favorable to budget by \$13,514 with reduced water costs of \$8,942 and lower landscape and administrative costs of \$2,590 and \$2,104 respectively offset by minor unfavorable cost activity of \$122 in all other accounts.

Operating Income was favorable to budget by \$12,470 in April and \$13,553 year to date for the reasons mentioned in the expense analysis.

Mr Gigliotti also indicated that cash had increased \$36,759 since the end of 2019 to \$120,883. This was due to year to date operating income of \$48,447 offset by reserve expenditures to repair a driveway on Parlange Place, tree trimming costs, and a reduction in prepaid dues. Cash is expected to decrease over the next four months as water costs increase significantly over the summer months.

Welcome

No new owners were reported.

Hardscape

It was noted that work was completed on the driveway at 17655 Devereux and all electrical boxes are in good shape, paint wise, except two.

Home Inspections

The Board discussed the streets to be inspected this year. The Board discussed the dates for the inspections and work to be completed by Sept. 1. It was noted that Devereux, Parlange, and Rosedown were all to be inspected beginning in June.

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President's Report

Mr. Filson discussed the recent rains and the drainage issue with 12009 Tretagnier Circle. He reported that the issue is closed, as no drainage issues were found since work was completed by the homeowner.

He noted that the clubhouse is closed. If the clubhouse is still closed in June, the Board will meet via conference call.

CORRESPONDENCE

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Annual Meeting

The Board reviewed the election procedures and agreed to have the annual meeting on May 20th at 1:00 p.m. for ballot counting.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for June 11, 2020, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:41 p.m.

Prepared by:

Elite Community Management and Linda Neidermeyer

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

Date