



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

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

January 14, 2021

MINUTES

<u>DIRECTORS PRESENT:</u>	Ron Filson	President
	Linda Neidermeyer	Secretary
	George Gigliotti	CFO
	Karin Pfeiffer	Member
<u>DIRECTORS ABSENT:</u>	None	
<u>OTHERS PRESENT</u>	Chris Hodge	Elite Community Management, 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 December 10, 2020 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the December 10, 2020 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 new gate, solar and two house painting.

COMMITTEE REPORTS

Landscape

The Board discussed the winter projects.

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 Root inspection at 12083 Tretagnier (near entry sidewalk) Root inspection at 17710 Bellechase (Back Wall) Root inspection at 12011 Versailles (Near entry sidewalk and street sidewalk). Two Liquid Ambers to be removed at the Devereux Park.

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The crew will restore corner of Devereux/Tretagnier with red apple plantings. The crew will restore the West Rosedown slope and continue restoring East Colonnades slope

The landscaper was asked to provide a bid for new Canary Island pine on Devereux/ restore area of tree stump. The crew is reseeding bare spots on lawns with winter rye and checking all of the irrigation system.

He provided a water report to the Board and showed the cost for the water.

Financial

Mr. Gigliotti presented the financial results for December:

Cash increased \$10,482 mainly due to a \$20,745 increase in prepaid dues offset by an operating loss of \$8,008 and tree trimming and removal costs of \$4,970 with all other activity adding \$2,775 to cash.

Operating expenses of \$49,307 were unfavorable to budget by \$4,675 with increased water costs accounting for \$3,891 of the overrun and all other activity adding \$784 to the overrun.

Year to date expenses of \$455,185 were favorable to budget by \$2,918 due to lower landscape costs of \$4,789, lower administrative costs of \$2,892, lower electricity costs of \$169, offset by increased water costs of \$5,022 due to excessive heat during the Summer and lack of rain in the Fall.

Operating Income for the current month and year to date vary essentially the same as the current month and year to date expenses and for the same reasons since Revenue is booked per the budget.

Past due homeowner assessments continue to remain low totaling \$400 which equates to 1.4 equivalent homes. ($\$400/\$275 = 1.4$)

Hardscape

Ms. Pfeiffer discussed the signage at the pond area. The Board discussed the pond and the need to place a sign at the park area before the path to the pond to prevent residents from going to the pond

Home Inspections

Ms. Neidermeyer discussed responses from the owners. She reported that Ron was able to get in touch with the owner on the remaining nine owners.

President's Report

Mr. Filson informed the board on the tree falling over. The arborist came out to review the tree and stated you would have not been able to see the issue with the tree falling over.

The Board discussed the block wall that fell over. The owner is looking for ways to have the wall repaired.

The handrail being installed is due to ADA request and once it is no longer needed it will be removed.

Mr. Filson stated that he is going to work on a January newsletter. He asked the Board members to provide comments.

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CORRESPONDENCE

None

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for February 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