



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

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

August 13, 2020

MINUTES

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

DIRECTORS ABSENT: None

OTHERS PRESENT Chris Hodge Elite Community Management

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 July 9, 2020 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the July 9, 2020 regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

No new Patio II applications were reviewed over the last month by the Architectural Review Committee.

COMMITTEE REPORTS

Landscape

Mr. Filson reported that the association's slopes are overgrown with weeds and weeding/trimming is required. He stated that he would be sitting down with the landscapers on some other issues including front lawns and irrigation improvements. He reviewed watering schedules and areas in need of water.

EASTVIEW PATIO HOMES II ASSOCIATION
Board of Directors Meeting – August 13, 2020
Page 2

Mr. Filson reported on several items that needed to be addressed as requested by the owners.

17691 Belle Helene: Requested to have the Pear tree trimmed on Devereux. (View Issue)
Will get advice from the arborist in September.

17621 Parlange: Remove pine needles behind house on golf course slope. Completed.

12043 Tretagnier: Weeds and gophers on Tretagnier slope. Advised the gardeners.

Large pine tree concerns on Tretagnier Street slope. Arborist visit in Sept.

Pines on Tretagnier slope too large and dangerous. Arborist visit in Sept.

17746 Bellechase: Large pine on Escala slope needs trimmed. (View issue)
Referred owner to tree trimming policy.

Front yard tree branches near roof. Advised the gardeners

18121 Chretien: Trees overgrown and needs trimmed (View issue)
Referred owner to tree trimming policy.

Rosedown: Four owners are concerned about slope management. Homeowners (4)
behind their homes. Green-Tech is currently addressing irrigation, dead
debris, plant survival. New plants, if necessary.

Financial

Mr. Gigliotti presented the July Year to Date Financial Analysis:

Mr. Gigliotti indicated that operating cash increased \$12,375 to \$122,739 at month end July.
This was \$4,027 less than planned due to an unexpected tree removal on the Rosedown slope
costing \$4,000.

Mr. Gigliotti then discussed current month operating expenses of \$24,130 which were slightly
below budget while year to date operating expenses were favorable to budget by \$9,078 due to
lower than planned expenses for landscape, administrative, and water costs of \$4,092,\$2,907,and
\$2,296 respectively. Operating income for the current month and year to date were favorable to
budget by essentially the same amounts as the expense under runs mentioned above.

There is only one delinquent account but it is \$1,875. It was agreed that the Board would try to
contact the occupant to discuss the situation and if unsuccessful Elite Management would try to
talk to the occupant and if that is unsuccessful the account will be turned over to our attorney.

Welcome

Ms. Neidermeyer reported no new homeowners.

EASTVIEW PATIO HOMES II ASSOCIATION
Board of Directors Meeting – August 13, 2020
Page 3

Hardscape

The Board reviewed the crack in the wall at 17710 Bellechase Circle and agreed to review what is causing it first before work is done.

The Board discussed a missing gate at 12043 Tretagnier Circle and the gate was replaced.

Home Inspections

Ms. Neidermeyer discussed notices that were sent to all the owners asking them to have their work completed by September 30, 2020. She reported that four owners have sent in their completed reports.

President's Report

Mr. Filson reported that he is getting a lot of calls from owners regarding matters. The Board discussed other methods of communications for owners to contact the Association.

The Board discussed the newsletter and that it should be mailed to all owners and renters.

CORRESPONDENCE

The Board reviewed the letters from the owners and to the owners.

UNFINISHED BUSINESS

Board Vacancies - The Board discussed the vacancies on the Board.

NEW BUSINESS

None

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for September 10, 2020, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:58 p.m.

Prepared by:

Elite Community Management and Linda Neidermeyer

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

Date