



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 8, 2019

MINUTES

<u>DIRECTORS PRESENT:</u>	Ron Filson	President
	Dan Porter	Vice President
	Linda Neidermeyer	Secretary
	George Gigliotti	CFO
	Doug Chenet	Member
<u>DIRECTORS ABSENT:</u>	None	
<u>OTHERS PRESENT</u>	Chris Hodge	Elite Community Management

CALL TO ORDER

The meeting was called to order by Board President, Ron Filson at 4:10 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the July 11, 2019 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the July 11, 2019 regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

No report was provided from the Architectural Committee.

COMMITTEE REPORTS

Landscape

Dan reported on the landscape walk notes for the month of August. He stated that the irrigation system is being reviewed by the landscaper on a regular basis to make sure there is no wasted water.

The Board reviewed the request from the owner at 17782 Bellechase that requested the new box wood plants and approved by the Board. The owner at 17715 Devereux requested that the weeds be pulled behind their home.

It was noted that the bees are being eradicated from the irrigation boxes and the boxes are being cleaned and sealed to prevent future return of the bees.

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The Board reviewed the labor by the landscaper per their contract. It was noted that the crew is 6 landscapers during the summer months and 4 landscapers during the winter months.

The Board reviewed the water bills and the water usage to date. It was noted that the water has been increased due to the summer heat.

Financial

The Board members reviewed the financial reports, bank accounts and reserve accounts for the month of July 31, 2019.

Mr. Gigliotti reviewed the cash flow of the Association with the Board. He discussed the delinquent accounts over 60 days.

Welcome

Ms. Neidermeyer stated that she visited one new owner over the past month.

Home Inspections

I was reported that 5 owners sent in their completion notices since the last month.

Hardscape

Mr. Chenet stated that the committee will be reviewing the stucco wall repairs on Rosedown. He also state that he is waiting for the proposal on the utility boxes and should have a report for next month.

President's Report

Mr. Filson reported that the bee activity is being addressed and so far he has treat 10 locations. He thanked the Board members for their newsletter Articles.

CORRESPONDENCE

The Board reviewed an issue with an owner parking a van in the driveway. It was agreed to write a letter to the owner.

UNFINISHED BUSINESS

Damaged HOA property due to car crash on Escala

Mr. Filson reported that the driver's insurance carrier has reimbursed the Association for the damage to the common area.

NEW BUSINESS

Insurance Renewal

The Board met in executive session prior to this meeting to review the insurance contract with the Farmers Agent.

Upon a motion duly made, seconded, and unanimously carried, the Board approved Farmers Insurance to provide insurance coverage to the Association at the cost of \$4665.00 with an additional cost for Workers Compensation insurance.

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DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for September 12, 2019, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:49 p.m.

Prepared by:

Elite Community Management and Linda Neidermeyer

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

Date