



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 13, 2020

MINUTES

<u>DIRECTORS PRESENT:</u>	Ron Filson	President
	Linda Neidermeyer	Secretary
	George Gigliotti	CFO
<u>DIRECTORS ABSENT:</u>	Dan Porter	Vice President
	Doug Chenet	Member
<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.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the January 9, 2020 regular meeting minutes.

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

MEMBER PARTICIPATION

The owner of 12005 Tretagnier was present to discuss drainage issues with uphill units. He outlined the concerns of standing water and adequate drainage with their units. The Board agreed to review the issue with the owners adjacent to his unit.

ARCHITECTURAL REPORT

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

COMMITTEE REPORTS

Landscape

Mr. Porter was absent and Mr. Filson reported on the landscape inspection and work being performed. He noted that the crew will be installing African daisies on the bare areas of the slopes. He discussed with the Board that the red apple is stressed due to a fungus and a new ground cover solutions should be considered for the future. He will be meeting with a licensed botanist to access our slope issues.

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He noted that the owner at 11986 Corte Tezcucu sent in a Landscape Request to have the weeds on the slope behind his home be removed.

He reported that the water has been mainly shut off for the past two months and at next month's meeting we should have the water usage report for the Board to review.

Financial

Mr. Gigliotti reviewed the January 31, 2020 financial results with the Board. He reported that cash increased \$7,519.00. He reported on the tree trimming work, prepaid dues and delinquent accounts. He noted that \$1,570 was due to reserve account.

Current month expenses were unfavorable by \$1,229.00. This was due to reseeding of the lawns. Year to date expenses were the same due to the first financials of the year.

Year to date Net Income was unfavorable by \$1,229.00 for the same reasons as the monthly operating expense explanations.

The Board reviewed the delinquent accounts with the Board.

Welcome

No new owners were reported. The Board signed cards for the committee to give to the future new owners with the \$25.00 gift card.

Hardscape

Mr. Filson informed the Board that the utility boxes are still in need of painting/cleaning. It was agreed to have original painter back to finish the boxes. He reviewed the status of the driveway repairs at 17665 Devereux Rd. and will be looking for a contractor to make the repairs. He also stated that a portion of the driveway at 17645 Parlange Pl. is lifting (tree roots) and needs to be addressed for repair.

Home Inspections

All actions by owners have been addressed and the next inspections will be held in June. A topic in the newsletter will inform the owners of the inspections and the form will be shared with the membership.

President's Report

Mr. Filson had no items to report. He thanked everyone for their hard work.

CORRESPONDENCE

It was agreed to send a gentle reminder letter to 17705 Bellechase Cir. to remove their holiday lights.

UNFINISHED BUSINESS

None

NEW BUSINESS

Annual Meeting

The Board reviewed the election procedures and agreed to have the annual meeting on March 19th at 5:00 p.m.

Election Rules Review and Adoption

The Board agreed to obtain a copy of new election rules and present them at the next meeting.

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DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for March 19, 2020, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:48 p.m.

Prepared by:
Elite Community Management and Linda Neidermeyer

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

Date