



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 9, 2024

MINUTES

DIRECTORS PRESENT: Ron Filson President
Karin Pfeiffer Vice President/Treasurer
Kay Rodricks Director at Large

DIRECTORS ABSENT: Kathy Hebert Secretary
Malcolm Allan Director at Large

OTHERS PRESENT: C. Hodge and A. Paone of Elite Community Management and one owner

CALL TO ORDER

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

EXECUTIVE SESSION DISCLOSURE

None

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the Annual Minutes of April 11, 2024, and the regular meeting minutes of April 11, 2024.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the Annual Minutes of April 11, 2024, with corrections and the April 11, 2024, regular meeting minutes as written.

MEMBER PARTICIPATION

Member discussed a view problem regarding trees. The Board agreed to go to the property and assess the situation.

ARCHITECTURAL REPORT

Mr. Filson stated they will meet next Tuesday. No report for this meeting.

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COMMITTEE REPORTS

Landscape

Mr. Filson reviewed the walk-thru report. Some items have been completed. Mr. Filson reported that a homeowner requested that bees in an irrigation box be removed. Rafael will take care of this matter.

Financial

Ms. Pfeiffer reviewed her report.

Cash increased this month by \$38,738. We started with \$124,489 and ended with \$163,228. The main reasons for this increase are that Green Tech (now known as Verde Landscaping) had no payment posted this month as two payments went through in March and there was no water bill paid this month.

Year to date expenses of \$120,773 is favorable to budget by \$55,623. The main reason continues to be the lower winter water bills.

Fidelity reserve account balance increased from \$113,618 at the beginning of April to \$114,080 on April 30th. The increase of \$462 is our interest earned for the month.

Delinquency: 6 accounts. Our largest delinquent account was brought current this month. Three (3) owners are delinquent for a total of \$1,090. One (1) owner has an outstanding fine of \$200.00, There is \$80.00 in outstanding late fees.

Welcome

Ms. Rodricks reported there is one new person. There has been no contact yet, but she will introduce herself and welcome her to the community. The Board briefly discussed providing \$500 for Welcome to use to present new owners with a small gift. Ms. Rodricks will review actual cost of gifts and present this information to the Board.

Home Inspections

Ms. Pfeiffer reported there is no date yet for home inspections. Mr. Filson suggested the second week of June.

The Board discussed adding an additional fine for non-compliance regarding the painting of the front of an owner's home.

Upon a motion duly made, seconded, and unanimously carried, the Board moved to impose a fine of \$200 to account #35305 and to send the letter certified mail. (Pfeiffer/Rodricks 3-0)

Hardscape

Tabled

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President Report

Mr. Filson reported there were two (2) parking violations. Notices were sent by Mr. Filson. He reminded the Board that on May 24th they will put out flags for July 4th. Small flags will be placed around homes.

Mr. Filson asked Mr. Hodge to have the Information Sheet updated.

CORRESPONDENCE

None

UNFINISHED BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for June 13, 2024, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:37 p.m.

Prepared by:

Elite Community Management and Kathy Hebert

Kathy Hebert, Secretary

Eastview Patio Homes II Association Board of Director

Date