



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

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

July 8, 2021

MINUTES

DIRECTORS PRESENT: Ron Filson President
 Linda Neidermeyer Secretary
 George Gigliotti Vice President/CFO
 Karin Pfeiffer Director at Large
 Kathy Hebert Director at Large

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 June 10, 2021 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the June 10, 2021 regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

None

COMMITTEE REPORTS

Landscape

Mr. Filson discussed the landscape walk-thru punch list with the Board. He stated that planting of new plants has stopped for the summer due to the heat. He stated that a 40 foot tree along Escala has died.

The Board discussed a sprinkler repair at 12043 Tretagnier Place. This has been resolved and everything is in working order.

The Board reviewed the 18121 Chretien Court root issue and noted that the surface roots have been removed from the tree. The Board discussed a request to remove the tree. It was agreed to monitor the tree and not have the tree removed.

EASTVIEW PATIO HOMES II ASSOCIATION

Board of Directors Meeting – July 8, 2021

Page 2

The Board reviewed the request to reimburse the owner for the lost water in a broken main line to their unit. It was noted that the pipe was broken and there were no signs of roots. The Board agreed not to reimburse the owner for the water loss due to a broken line. It was agreed to let the owner know to contact the Association if this occurs in the future.

An owner sent in a letter about a tree being of concern. It was agreed to review the tree for the next Board meeting.

Financial

Mr. Gigliotti presented the financial results for June 30, 2021:

Cash decreased \$12,438 to \$112,420. The major reason was an operating loss of \$18,748 which was \$6,912 greater than planned because of increased water usage of \$7,834 due to the drought. The loss was offset by an increase in prepaid dues of \$4,650 and a decrease in delinquent accounts of \$1,095. All other activity resulted in a cash increase of \$565.

Current month operating expenses of \$60,067 were over budget by \$6,909 due to higher water costs of \$7,834 and numerous small variances that amounted to a favorable variance of \$925.

Year to date operating expenses of \$216,684 were over budget by \$12,987 due to higher water costs of \$19,680 offset by favorable landscape costs of \$4,408 favorable administrative costs of \$2,352 and numerous small variances netting out to \$67 unfavorable variance.

Delinquent accounts decreased \$1,095 from \$2,855 at the end of May to \$1,760 at the end of June. By the time of the Board meeting only one account was delinquent in the amount of \$1,210. Legal action will be taken if the account is not paid by the next Board meeting.

Welcome

The Board agreed to continue the purchase \$25 gift cards for the new owners.

Home Inspections

The Board noted that two owners have returned the completion forms.

Hardscape

The Board reviewed the roots being removed and a root barrier being installed at 17665 Devereux Road. The Board will be obtaining proposals for the cement repair.

President's Report

Mr. Filson stated that the newsletter will be completed and mailing in July. He asked for input from the Board members. He reviewed a home that had been tented recently and the common area plants have died. He stated that he received a check from the tenting service to help pay the cost of the plants.

CORRESPONDENCE

The Board reviewed a letter from an owner regarding tree trimming in the common area.

EASTVIEW PATIO HOMES II ASSOCIATION
Board of Directors Meeting – July 8, 2021
Page 3

UNFINISHED BUSINESS

None

NEW BUSINESS

A violation letter will be sent to 17764 Bellechase for the garage not being used for vehicles and draining the pool water into the common area.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for August 12, 2021, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:01 p.m.

Prepared by:
Elite Community Management and Linda Neidermeyer

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

Date