



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

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

December 10, 2020

MINUTES

<u>DIRECTORS PRESENT:</u>	Ron Filson	President
	Linda Neidermeyer	Secretary
	George Gigliotti	CFO
	Karin Pfeiffer	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 4:00 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the November 12, 2020 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the October 8, 2020 regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

The Committee reviewed the report from the Architectural Committee report. He noted that four applications were reviewed by the committee.

COMMITTEE REPORTS

Landscape

The Board reviewed the work being done since the Santa Ana winds came through. He noted that a large pine tree fell and the landscaper is working on removing irrigation lines from the root system. He discussed the tree trimming program.

It was noted that the water report will be given next month since the monthly bill will be received towards the end of this month.

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Financial

Mr Gigliotti presented the November year to date financial analysis:

Cash increased \$8,508 from \$90,645 at the end of October to \$99,153 at the end of November. The major item that increased cash was operating income of \$16,399 offset by a decrease in prepaid dues of \$7,720 and an increase in delinquent accounts of \$825. All other activity increased cash by \$654.

Current month operating expenses were right on budget and year to date operating expenses were favorable to budget by \$7,594 due to lower back slope costs of \$4,699, lower administrative costs of \$3,969, numerous small variances netting to \$57 favorable, offset by increased water costs of \$1,131.

Operating income varied the same as operating expenses and for the same reasons.

Delinquent accounts increased \$825 from October but by meeting time all of them had been paid and there are no delinquent accounts.

Welcome

Ms. Neidermeyer reported that we received no new homeowners over the past month.

Hardscape

No projects are on-going at this time.

Home Inspections

Ms. Neidermeyer discussed responses from the owners from the past year. She noted that this is different than last year. She reviewed the work that needs to be completed. She discussed her reaching out to the owners.

Backflow Inspections

Karin stated that she worked to get the backflow devices tested with the testing service.

President's Report

Mr. Filson asked members of the Board to think about someone to serve on the Board. Annual meeting will be in March.

CORRESPONDENCE

Management sent out the second notices to the owners that have not contacted the Association of the completion of their repairs.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for January 14, 2021, at 4:00 p.m.

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ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:26 p.m.

Prepared by:
Elite Community Management and Linda Neidermeyer

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

Date