



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

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

November 14, 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 4:00 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the October 10, 2019 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the October 10, 2019 regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

The Architectural Committee reviewed applications over the past month and no major issues were reported.

COMMITTEE REPORTS

Landscape

Mr. Porter reported on the landscape inspection and work performed over the past month. He stated that the slopes will be fertilized over the next month.

Mr. Porter noted that 17776 Bellechase Circle asked to have the slope weeded. It was noted that the slope is being clear currently. The homeowner requested that two small pine trees be removed on the slope as well as four pine trees topped for view.

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Mr. Porter reviewed the water report with the Board and he noted that the City Water rates will be increasing by 5%.

Ms. Neidermeier discussed a bush that blocked access to the cable box and had to be trimmed to allow access. It was agreed to inspect all the other cable boxes to be sure access is okay.

Financial

Mr. Gigliotti reviewed the Month End and Year to Date financial results for October 2019. He reported that cash decreased \$30,858 because of increased water usage of \$13,892 caused by very hot weather in September and October, the payment of both September and October landscape invoices in October lowering cash by \$20,500 and there were minor favorable expense variances of \$3,534

Mr. Gigliotti also discussed operating expenses. Current month expenses were unfavorable by \$13,683 all due to water costs as previously explained. However, year to date expenses were favorable by \$28,917 because of favorable water costs of \$22,852 and favorable administrative and landscape costs of \$3,275 and \$3,060 respectively.

Year to date Net Income was favorable by \$28,259 for the same reasons as the operating expenses explanations.

Mr. Gigliotti reviewed the proposed operating budget for 2020 with the Board. He also discussed the reserve study and the funding plan for the reserves.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the 2020 Budget and Reserve study as presented.

Welcome

Ms. Neidermeyer stated that there were no new owners this month.

Hardscape

Mr. Chenet reported that two utility boxes need to have touch up work done. It was agreed to inspect all the utility boxes to see if any other repairs are needed.

Home Inspections

Two Owners have not completed performing the work cited in their inspection reports and it was agreed to have a hearing notice sent to them.

President's Report

Mr. Filson reported that a bobcat and coyotes have been reported being seen in the area. He stated that owners should be careful while walking their pets. Mr. Filson also reported he received complaints about a dog barking for long periods of time on Belle Helene. A notice will be sent to the Owner indicating that he resolve the problem.

Mr. Filson reviewed a welcome packet to be sent to the owners once management is informed of new owners.

CORRESPONDENCE

None

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UNFINISHED BUSINESS

Yard Violation/18125 Chretien Court

The Board noted that no progress has been made on the clearing of weeds and maintenance on the yard. It was agreed to send a second notice to the owner to perform the required maintenance.

NEW BUSINESS

New 2020 Board Election Procedures

The Board reviewed the election procedures as received from legal counsel. The Board made some changes and agreed to have the Attorney make the revisions. It was agreed to mail the document to the owners for the 28 day review with the budget mailing.

DATE OF NEXT MEETING

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

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:15 p.m.

Prepared by:
Elite Community Management and Linda Neidermeyer

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

Date