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

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

**April 11, 2024**

**MINUTES**

**DIRECTORS PRESENT:** Ron Filson                      President  
Karin Pfeiffer                      Vice President/Treasurer  
Kathy Hebert                      Secretary  
Malcolm Allan                      Director at Large  
Kay Rodricks                      Director at Large

**DIRECTORS ABSENT:**      None

**OTHERS PRESENT**              C. Hodge of Elite Community Management

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**CALL TO ORDER**

The meeting was called to order by Board President, Ron Filson at 3:30 p.m.

**EXECUTIVE SESSION DISCLOSURE**

None

**APPROVAL OF PREVIOUS MEETING MINUTES**

The Board reviewed the March 14, 2024, regular meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the March 14, 2024, regular meeting minutes as written.**

**MEMBER PARTICIPATION**

None

**ARCHITECTURAL REPORT**

One application was reviewed and approved.

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**COMMITTEE REPORTS**

Landscape

Mr. Filson reviewed the list of items to be addressed by the landscaper. Snail bait, spraying for black spots on the pink ladies' plants, drainage on Parlange Place and spraying for weeds.

Mr. Filson reviewed the annual tree trimming proposal and the work to be completed.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the tree trimming at the cost of \$7,303.00.**

It was noted that the water was turned back.

Financial

Cash decreased \$12,836 for the month of March \$137,325 to \$124,489. The major reason for the decrease is a double payment for Green-Tech in the same month.

Year to date expenses of \$89,954 is favorable to budget by \$42,342 The main reason lower winter water bills.

Fidelity reserve account balance as of April 1 was \$113,618 increased from \$113,140 end of March with interest of \$478.

Delinquency: 7 accounts for \$2,135 - one account is \$1,180 - five accounts at \$285 and one has \$200 in fines.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the lien on account 27523.**

Welcome

There was no activity.

Home Inspections

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

**Upon a motion duly made, seconded, and unanimously carried, the Board moved to impose a fine of \$200 and to send the letter certified mail.**

Hardscape

Mr. Allan reported on the benches for the park and the block wall repair. It was agreed to research the items further.

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**President Report**

Mr. Filson reported that an alarm had been sounding at a unit and it has been addressed. The alarm has been adjusted.

**CORRESPONDENCE**

A. Mr. Filson reported that a Newsletter will be sent out this month.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

None

**DATE OF NEXT MEETING**

The next Board of Directors meeting is scheduled for May 9, 2024, at 4:00 p.m.

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:35 p.m.**

Prepared by:

Elite Community Management and Karin Pfeiffer

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**Kathy Hebert, Secretary**

Eastview Patio Homes II Association Board of Director

**Date**