



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

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

August 10, 2023

MINUTES

DIRECTORS PRESENT: Ron Filson President
 Karin Pfeiffer Vice President/Secretary
 Malcom Allan Director at Large
 Tom Keeven Treasurer

DIRECTORS ABSENT: Kay Rodricks Director at Large

OTHERS PRESENT C. Hodge of Elite Community Management

CALL TO ORDER

The meeting was called to order by Board President, Ron Filson at 4:01 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the July 13, 2023, regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the July 13, 2023, regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

No meeting this month.

COMMITTEE REPORTS

Landscape

Mr. Filson reviewed the monthly landscape maintenance report. He discussed the cleanup of pine needles and leaves for fire prevention reasons. He discussed the three owner's main line breaks over the past month.

The Board discussed the rat bait stations being filled and monitored.

It was noted that a branch on the pine tree is broken and bending downward but not a safety issue.

He reviewed the owner's comments to the Board on the landscape issues.

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Financial

The Board reviewed the financials for the month of July. A report will be provided at the next meeting for the June financials.

Welcome

There were no new homeowners.

Home Inspections

It was noted that one owner has submitted the completion form for the inspections.

Ms. Pfeiffer dropped off notices to the owners around Rosedown PI about the new trespassing sign.

Hardscape

The Board reviewed the report on the repairs to the pony walls. The painters looked at the stucco repair needed and then will repair the walls and paint. The damaged wall at Devereux/Versailles still needs to be repaired. A bid is forthcoming.

President's Report

He reviewed the parking letters to the owners. Eight owners are still in need of parking.

The Board reviewed the renewal for the insurance. It was noted the premium for the year was \$6,638.00 through Farmers Insurance.

CORRESPONDENCE

- A. The list of letters sent out was in the packet for the Board to review.

UNFINISHED BUSINESS

- A. None

NEW BUSINESS

- A. Reserve Study - It was agreed to review the civil code for Associations preparing reserve studies.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for September 14, 2023, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:40 p.m.

Prepared by:
Elite Community Management and Karin Pfeiffer

Karin Pfeiffer, Secretary
Eastview Patio Homes II Association Board of Director

Date