



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

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

March 9, 2023

MINUTES

DIRECTORS PRESENT: Ron Filson President
George Gigliotti Vice President/Treasurer
Karin Pfeiffer Secretary
Kathy Hebert Director at Large
Kay Rodricks Director at Large

DIRECTORS ABSENT: None

OTHERS PRESENT: C. Hodge of Elite Community Management and One Owner

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 February 9, 2023, regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the February 9, 2023, regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

The Board reviewed the EVCC Architectural Committee report.

COMMITTEE REPORTS

Landscape

Mr. Filson reported to the board on the action items that need to be addressed during the winter. He informed the board that front yard fertilization was completed, and the crew is continuing work on weeding, slope renovation, and front yard detailing.

He also mentioned the slope trees will be trimmed next week.

The Board reviewed the watering schedule and the savings in our water use due to seasonal rains.

There were no homeowner requests.

EASTVIEW PATIO HOMES II ASSOCIATION

Board of Directors Meeting – March 9, 2023

Page 2

Financial

Mr. Gigliotti presented the Financial Results for the month ended February 28, 2023.

Cash increased \$33,695 from \$84,424 to \$118,119. The major reason was not paying the landscape contract \$22,500 because no invoice was received, operating profit of \$9,336, and non-receipt of water invoices totaling \$3,486. The increases were offset by a decrease in prepaid accounts of \$1,893 with all other activity increasing cash by \$266.

Current month operating expenses were favorable to budget by \$8,963 mainly due to lower water costs of \$7,698 because of all the rain we received, lower landscape costs of \$875 because of no extras, and all other activity was lower by \$390.

Year to date operating expenses were favorable to budget by \$9,820 mainly due to lower water costs of \$7,698 lower landscape costs of \$1,750 because of no extras, lower electricity costs of \$300, and all other activity was lower by \$72.

The current month Operating income of \$9,336 was favorable to budget by \$8,951 and year to date profit of \$25,314 was favorable to budget by \$9,744 for the same reasons given for operating expenses.

Delinquent accounts increased by \$267 from \$2,750 last month to \$3,017 at the end of February. Elite Management reported that all but two accounts totaling \$550 were paid but the funds went to the Community Center in error instead of to our account. Elite will correct those accounts.

Welcome

No new homeowners were reported for February.

Home Inspections

This year's Homeowner's inspections will be conducted in June 2023 for Devereux Rd, Parlange Pl, and Rosedown Pl.

Hardscape

Mrs. Hebert stated that the city will soon be working on our roads. A new irrigation tower door is being ordered and will be installed soon on Corte Tezcuco.

President's Report

The Board is trying to schedule a meeting with the owner of 12061 Tretagnier Circle to discuss his parking issue.

A second notice is being sent to 17760 Rosedown Pl for parking violations.

The Board will meet at 3:30 to count the votes, the regular Board meeting will begin at 4:00 p.m. and the Annual meeting at 4:45 p.m. Ann Ross will be the 2023 inspector of elections.

CORRESPONDENCE

A. None

UNFINISHED BUSINESS

A. None

NEW BUSINESS

A. The Board discussed the trespassing situation at the Rosedown PI culvert. New larger signage was recommended, and residents are going to receive a notice on how to report trespassers or leave a note on a suspected trespasser's windshield informing them to stop trespassing.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for April 13, 2023, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:36 p.m.

Prepared by:
Elite Community Management and Karin Pfeiffer

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

Date