



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

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

July 11, 2024

MINUTES

DIRECTORS PRESENT: Ron Filson President
 Karin Pfeiffer Vice president, Treasurer
 Kay Rodricks Director at Large
 Malcolm Allan Director at Large

DIRECTORS ABSENT: Kathy Hebert, Secretary

OTHERS PRESENT: C. Hodge and A. Paone of Elite Community Management and one
 (1) Member

CALL TO ORDER

The meeting was called to order by Board President, Ron Filson at 4:00 p.m.

EXECUTIVE SESSION DISCLOSURE

None

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the May 9, 2024, and June 13, 2024, regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the May 9, 2024, and June 13, 2024 regular meeting minutes as written.

MEMBER PARTICIPATION

Member present to observe meeting.

ARCHITECTURAL REPORT

Mr. Filson provided a report to the Board. Two homeowner requests in Patio II were approved.

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COMMITTEE REPORTS

Landscape

Mr. Filson reviewed the walk-thru report. Reseeding of bare spots in front yard turf will be done. There are snails again. Weeds and tree litter will be cleared throughout the property. Dirt will be removed from the pony walls (Chretien/Colonnades). There will be renovation of the ground cover behind the Voisin Ct. wall. Crabgrass and sidewalk weeds will be sprayed. Water coverage throughout the property will be assessed.

There were three homeowner requests. All trees have been cut down that had money allotted for them. The arborist will be out in September and will look at trees, including a tree on Tretagnier Circle per homeowner's request.

Green Tech has been bought out by another company. The current contract will remain in place until the end of the year.

Financial

Ms. Pfeiffer provided the Board with a report for June 30, 2024.

Ms. Pfeiffer reported on the cash balances. The beginning cash balance on June 1, 2024 was \$200,612.16 and the ending balance on June 30, 2024 was \$146,226.26. Cash decreased by \$54,385.90. The primary reason is that Green Tech had been slow to send in their landscaping bills and two months posted this month, with a third month paid this month but not yet cleared.

Year to date expenses of \$195,607.71 is favorable to budget by \$68,986.29. This continues to be due to low water bills so far this year.

Fidelity reserve account balance increased from \$114,560.55 to \$115,027.52. The increase of \$466.97 was the interest earned for the month.

Delinquency: 7 accounts. One account has only a \$10.00 late fee.

No actual fee delinquencies greater than 90 days. The late fees linger after the payments are made.

Upon a motion duly made, seconded, and unanimously carried, the Board moved to approve accepting the financials. (Pfeiffer/Filson 4-0)

Welcome

Ms. Rodricks reported she will visit a new owner on Saturday and will have a welcome basket to give to the new owner.

Home Inspections

Mr. Filson reported the inspections for 2024 have been completed. Notices were mailed to homeowners. Several have already responded and completed the requested work.

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Hardscape

Mr. Allan reported on the Devereux Rd bench in the grassy area. The Board reviewed bench types and will confirm their choice once they have a final price.

The Board discussed the wall cracks on Devereux/Escala. Mr. Filson and Mr. Allan will meet with the painters to discuss. The association takes care of the Marquee wall.

The Board discussed the tree and roots and agreed that the owner may either remove the tree or pay for the repair. Mr. Filson and Mr. Allan will speak with the owner.

President Report

Mr. Filson reported the Hearing has been tabled. The newsletter will go out, but they are waiting for some additional articles. Every resident and renter receive a hard copy of the newsletter. Ms. Pfeiffer will do an article on how to pay assessments through Elite. It will be done in about a month or two.

CORRESPONDENCE

Mr. Filson reviewed the plumbing issue matter and advised that a letter was mailed to the owner regarding the Board's decision.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for August 8, 2024, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:02 p.m.

Prepared by:

Elite Community Management and Kathy Hebert

Kathy Hebert, Secretary

Eastview Patio Homes II Association Board of Director

Date