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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**

**November 9, 2023**

**MINUTES**

**DIRECTORS PRESENT:** Ron Filson                      President  
Tom Keeven                      Treasurer  
Kay Rodricks                      Director at Large  
Malcom Allan                      Director at Large

**DIRECTORS ABSENT:** Karin Pfeiffer                      Vice President/Secretary

**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 4:00 p.m.

**APPROVAL OF PREVIOUS MEETING MINUTES**

The Board reviewed the October 12, 2023, regular meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the October 12, 2023, regular meeting minutes as written.**

**MEMBER PARTICIPATION**

None

**ARCHITECTURAL REPORT**

No report was provided this month.

**COMMITTEE REPORTS**

Landscape

Mr. Filson reviewed the monthly landscape maintenance report. Over seeding was completed and discussed the watering. The crew will fertilize when pending rain occurs.

The Board discussed possible broken, and miss directed sprinklers after tree work on the property.

There were no homeowners requests this past month.

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Financial

The Board reviewed the financials for the month of October 2023. The expenses were explained for the past month.

The Board reviewed the delinquent account. It was agreed to reach out to one owner to set up auto-payment to avoid missing payments.

The Board reviewed the budget for the 2024 Fiscal year, including expenses and increased costs.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the 2024 Budget with no increase in the dues.**

Welcome

There were no new homeowners from the past month.

Home Inspections

Ms. Pfeiffer was absent from the meeting, and it was noted that there were only two outstanding issues.

Backflows were tested and passed. Currently waiting for the official reports from the city.

Hardscape

The pony wall was repaired by Bellechase Circle/Versailles Court and paid for by the responsible owner. It was noted that a hole in the wall on Devereux Rd needs repair. The work should be completed by next week. The re-paint work on the irrigation stations will be evaluated, as well as the mailboxes posts.

Streetlights are still being addressed by the City of San Diego. One streetlight is still missing.

President Report

Holiday decorations were discussed. Having too much stuff in the common area and that the Association will not be responsible for damage. All decorations should be removed by January.

There were three (3) garage parking hearings - two (2) owners did not appear, and one (1) owner was present.

The remaining hearings will be held in January 2024.

Several more letters that were sent out for similar garage parking issues were reviewed.

**Upon a motion duly made, seconded, and carried, the Board approved to fine one of the owners that did not appear and gave the other appearing owner additional time to have the garage cleaned out to allow for two cars being parked.**

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**CORRESPONDENCE**

A. The Board reviewed the letters that were sent to the owners.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

None

**DATE OF NEXT MEETING**

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

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:08 p.m.**

Prepared by:  
Elite Community Management and Karin Pfeiffer

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

**Date**