

# Eastview RB Patio Home Association

## Regular Board of Directors Meeting

February 21, 2024

### Meeting Minutes

#### CALL TO ORDER

The regular Board of Directors meeting of the Eastview RB Patio Home Association was called to order at 1:04 p.m. at the Eastview Community Center.

Board Members Present: Vicki Owen, Marnie Wernberg, Annette Kilmer & Julie Sanders. Julia Miller was absent.

Others Present: Susan Grant from PMC.

#### EXECUTIVE MEETING DISCLOSURE

No executive meeting was held in January.

#### OPEN FORUM

No members were present.

#### APPROVE MINUTES OF LAST MEETING

**A motion was made, seconded and unanimously carried to approve the January 17, 2024 regular meeting minutes as written. (AK/MW)**

#### FINANCIAL REPORTS

The Board reviewed the financial statement for the period ending January 31, 2024. As of January 31, 2024, the operating account reflects a balance of \$41,140.40, the reserve account reflects a balance of \$195,880.70, accounts receivable reflects a balance of \$2,619.59 with total assets of \$239,640.69. The prepaid assessments total \$7,577.25 and the association is approximately \$25,000.00 over budget, mainly due to water not being billed in a timely manner. **A motion was made, seconded and unanimously carried to accept the financial statement for the period ending January 31, 2024 as presented for audit. (MW/VO)**

The delinquency report was reviewed by the Board. There are no new delinquencies.

#### COMMITTEE REPORTS

Landscape: The Board reviewed bids from Atlas Tree Service and Union Tree Service to remove a tree between 17481 & 17487 Fairhope. Union Tree Service had a significantly lower price. **A motion was made, seconded and unanimously carried to approve the Union Tree Service bid for \$750.00 to remove and stump grind the tree located at 17481 & 17487 Fairhope. (MW/JS)**

The Board reviewed proposal #20859 from Landscapes USA to replace a valve. **A motion was made, seconded and unanimously carried to approve proposal #20859 to replace a valve in the amount of \$777.01. (JS/MW)**

Architectural: The Board reviewed the ARC reports for February.

#### OLD BUSINESS

The Board reviewed courtesy notices sent to an owner and their tenant regarding a parking violation.

Ray White Cement will be replacing the driveway at no charge on Drayton Hall Way that didn't ever dry out properly. The stamped concrete portion is not included in the replacement. PMC will schedule a time to have Tommy White meet on site to review the issue.

**NEW BUSINESS**

The Board reported that the City of San Diego has been installing new street lights.

An resident on Graciosa (not part of Eastview RB Patio I) is requesting to remove a tree in the common area. The Board is not in the habit of removing a perfectly healthy tree, if the resident wants it removed it would need to be at their cost.

PMC will ask Roseman Law to draft the indemnity agreement associated with the Day Care Policy that was adopted in January.

The wall above Drayton Hall Way is not well maintained and needs attention from the owners. The Board will evaluate all maintenance issues in the spring and will give owners 90 days to comply.

**ADJOURNMENT**

As there was no further business to come before the Board in regular session, **a motion was made, seconded and unanimously carried to adjourn the regular Board of Directors meeting at 2:00 p.m. (JS/MW)** The next meeting is scheduled for Wednesday, March 20, 2024 at 1:00 p.m.

Marino Wernberg  
Attest

3/20/2024  
Date