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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**

**March 11, 2021**

**MINUTES**

**DIRECTORS PRESENT:**      Ron Filson                      President  
   Linda Neidermeyer        Secretary  
   George Gigliotti            CFO  
   Karin Pfeiffer                Member

**DIRECTORS ABSENT:**      None

**OTHERS PRESENT**            Chris Hodge, Elite Community Management and One Owner

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**CALL TO ORDER**

The meeting was called to order by Board President, Ron Filson at 4:03 p.m.

**APPROVAL OF PREVIOUS MEETING MINUTES**

The Board reviewed the February 11, 2021 regular meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the February 14, 2021 regular meeting minutes as written.**

**MEMBER PARTICIPATION**

Mr. Berkin thanked the Board for helping them to get to the meeting. He stated that the tree in the front yard had been trimmed and he is pleased with the outcome.

Ms. Louis is concerned with the tree trimming and she felt the trees are not being trimmed but overcut with no leaves left on them. Access to the garage was limited. Economics of trimming so often is an issue.

**ARCHITECTURAL REPORT**

The Committee reviewed the report from the Architectural Committee report. Only two applications were reviewed.

**COMMITTEE REPORTS**

Landscape

Winter projects are still in effect. Root work is being completed at 12083 Tretagnier. He reported on the work ongoing and other issues being reviewed by the Committee.

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Water report

Mr. Filson reviewed water report with the Board. He explained the water is favorable to budget due to winter months. He hopes that the next water bill be favorable due to the rain.

Tree trimming Progress

It is mostly complete and the Board will have to review the trees and what has been in the past. The Board discussed a large pepper tree that is lifting and needs to be removed. Some slope branches on Escala are going to be addressed.

Financial

Mr. Gigliotti presented the financial results for February 28, 2021:

Cash increased \$9,414 to \$123,112 because of operating profit of \$13,426 offset by a decrease of \$4,855 in prepaid dues and all other activity increasing cash \$843. The increase was much better than planned because all of the water bills were not received and next month cash will decrease approximately \$12,000 when those bills are paid.

Current month operating expenses were favorable by \$9,304 all due to not receiving all the water bills. As with cash the impact of not receiving the water bills will happen in March

Year to date operating expenses were favorable by \$10,625 due to not receiving the water bills and also because of favorable landscape costs of \$2,150 because of no landscape extras.

Operating income varies the same as the expenses and for the same reasons.

Delinquent accounts increased \$105 to \$2,390. Two accounts account for 79% of this balance. A statement will be sent to the two homeowners and if payment is not received by the end of March a lien notice will be sent to them. All other accounts amount to \$330 or 1.3 equivalent homes.  
( $330/275 = 1.3$ )

Welcome

No new homeowners have been received this past month.

Hardscape

Ms. Pfeiffer discussed the wall repair at 17764 Bellechase Circle since the tree has fallen on the fence.

Upon a motion duly made, and seconded, the Board approved Creative Fence repair the fence at 17764 Bellechase Circle as presented at the cost of \$2,200.00.

**The Board discussed some other repairs to the wall.**

Home Inspections

Ms. Neidermeyer reported that the two owners from last month have been addressed mostly. One minor item needs to be address on a home on Parlange. The front wall in front of the house needs to be painted and repaired.

President's Report

Mr. Filson asked that we appoint Paul D'Angelo to serve as the inspector of election.

The Board discussed the wall on Rosedown and it just needs to be painted and grouted.

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**CORRESPONDENCE**

No letters were sent or received over the past month.

**UNFINISHED BUSINESS**

There was no unfinished business.

**NEW BUSINESS**

Election Procedures

Mr. Filson and Mr. Hodge explained the election process for the election of Board members.

**DATE OF NEXT MEETING**

The next Board of Directors meeting is scheduled for April 8, 2021, at 4:00 p.m.

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:50 p.m.**

Prepared by:

Elite Community Management and Linda Neidermeyer

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**Linda Neidermeyer, Secretary**  
**Eastview Patio Homes II Association Board of Directors**

**Date**