



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

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

June 11, 2020

MINUTES

<u>DIRECTORS PRESENT:</u>	Ron Filson	President
	Linda Neidermeyer	Secretary
	George Gigliotti	CFO
<u>DIRECTORS ABSENT:</u>	None	
<u>OTHERS PRESENT</u>	Chris Hodge	Elite Community Management

CALL TO ORDER

The meeting was called to order by Board President, Ron Filson at 4:05 p.m.

ORGANIZATION OF THE BOARD

Ron Filson - President/Landscape
George Gigliotti - Vice President/Treasurer
Linda Neidermeyer - Secretary/Hardscape/Home Inspections/ Welcoming.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the May 14, 2020 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the May 14, 2020 regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

Three Patio II applications were reviewed over the last month by the Architectural Review Committee.

COMMITTEE REPORTS

Landscape

Mr. Filson reported on landscape conditions and a punch list of items to be addressed. One major issue is the weeds on the slopes and how to control their growth. We also had four Bee hives removed from the property. An additional hive was found in the wall of a unit owner and will be investigated. Mr. Filson asked the landscapers to trim any tree branches near or on homeowners' roofs.

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The landscaper will be checking the lawn irrigation coverage and has been asked to seed where there are bare or dead areas.

One landscape request for weed removal was submitted and it has been addressed.

A tree limb has broken off on the Escala slope and will be removed.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the removal of a Canary Island slope tree at the corner of Bellechase and Tretagnier at a cost of \$2,000.00

Financial

Mr. Gigliotti presented the May Year to Date Financial Analysis:

Cash increased \$10,625 in May to \$131,508. Operating Income of \$17,469 offset by a tree removal on the Rosedown slope costing \$4,960, a broken pipe repair on Corte Tezcuco costing \$696, a driveway repair on Devereux Road costing \$600, and all other activity using cash of \$588 accounts for the cash increase.

Current month Operating Expenses of \$23,905 were under budget by \$712 due to numerous minor variances.

Year to date Operating Expenses of \$140,980 were under budget by \$14,263 as a result of lower water costs of \$8,942 as well as lower Landscape and Administrative costs of \$2,949 and \$2,523 respectively and favorable Electricity costs of \$150.

Operating Income was favorable essentially in the same amounts as current month and year to date expenses for the same reasons.

Past due balances of \$1,975 amounted to 2.5 equivalent homes exclusive of one problem account of \$1,020 representing 60% of the balance. The Board of Directors authorized Elite Management to send a pre lien letter to the home owner requesting payment.

The Board reviewed the delinquent accounts and agreed to send a pre-lien notice to account 9000349.

Welcome

Ms. Neidermeyer reported one new homeowner on Tretagnier.

Hardscape

A crack in the rear wall of 17710 Bellechase needs to be addressed and repaired by the HOA.

Home Inspections

The inspections were completed on 46 homes. 34 homes were written up and letters will be sent to the owners. Ms. Neidermeyer discussed changing the completion date from August 31 to September 30, 2020. All inspections will now be due September 30, 2020.

President's Report

Mr. Filson reported on the election results. He stated that Ron Filson, George Gigliotti, and Julie Dobson were elected to the Board. Julie has since resigned from the Board, as she will be moving out of the area. It was noted that there are two openings on the Board. The Board will keep an eye out for owners interested to serve on the Board.

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Mr. Filson reported on Dan Porters resignation from the Board. He thanked him for his service.

It was noted that Coyotes have been seen in the Eastview area. Please be cautious of your small pets, especially, if left unattended.

The Eastview Community Center is having a meeting today to discuss the pool being re-opened. An additional meeting is slated for June 25 to discuss safety and liability before opening.

CORRESPONDENCE

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Board Vacancies

The Board discussed the two open Board positions. One position is for one year and the other is for two years.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for July 9, 2020, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:44 p.m.

Prepared by:

Elite Community Management and Linda Neidermeyer

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

Date