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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**

September 21, 2023

**MINUTES**

**DIRECTORS PRESENT:** Ron Filson                      President  
                                 Karin Pfeiffer                      Vice President/Secretary  
                                 Tom Keeven                      Treasurer  
                                 Kay Rodricks                      Director at Large  
                                 Malcom Allan                      Director at Large

**DIRECTORS ABSENT:**      None

**OTHERS PRESENT:**      Anne Paone attended for 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 August 10, 2023, regular meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the August 10, 2023, regular meeting minutes as written.**

**MEMBER PARTICIPATION**

One member asked the Board to address the issues he has previously submitted to them. The Board reported that this matter is on the agenda to be discussed under the President's Report.

**ARCHITECTURAL REPORT**

The Board reviewed the most recent EVCC Architectural Committee report. Eight applications were reviewed and approved. One application was denied because the new gate does not fit in the Eastview aesthetic profile for gates. The member will resubmit application with changes.

## **COMMITTEE REPORTS**

### Landscape

Mr. Filson reviewed the monthly landscape maintenance report. A walk-thru was done on September 8, 2023. He discussed brown lawns. They will receive new seed. Fire safety on the slopes was reviewed. All dead material, pine needles will be removed. The ground cover will be watered and fertilized. There will be a general front yard clean-up of pine needles and other items. New irrigation pedestal at 17730 Bellechase Circle. The lock on the irrigation tower at Corte Tezcuco will be fixed. Landscapers will blow debris away from houses. The arborist visit was on September 11, 2023. They walked for 2 hours and looked at various trees.

### Financial

The Board reviewed the financials for the month of August. The ending balance in the Operating Account was \$132,141.97. The ending balance in the Reserve Account was \$122,534.99. There was 1 delinquency account for \$275 and 3 accounts for \$10 each.

### Welcome

There were no new homeowners.

### Home Inspections

It was noted that 17 will be completed with some half-completed now. In October, Pfeiffer will do a walk-thru to check.

### Hardscape

Allan reviewed the report. The wall at the corner of Escala Drive and Chretien Court has been done and the work is waiting for the wall to dry out completely before having its final coat of paint.

The wall repair at the corner of Bellechase Circle and Versailles Court should begin early next week. The delay was due to a lack of repairers with masonry skills.

### President's Report

Filson reviewed the parking letters to the owners. Some have corrected the issues.

The October newsletter will go out. It will include information about holiday decorations and concerns about electric cords. Holiday decorations should be cleaned up in January.

## **CORRESPONDENCE**

- A. The list of letters sent out was in the packet for the Board to review.

**UNFINISHED BUSINESS**

- A. Reserve Study: The Board discussed the Davis-Stirling requirement for a reserve study, which is to be done on site every three years. Dr. Keevan mentioned a friend who advised him that if the Association had work amounting to 50% of their budget, a study would not be required. Hodge will confirm the status of this matter.
  
- B. The Board discussed the Rothstein matter. Mr. Rothstein was in attendance. Filson looked at the fence and reported that it was failing. He advised the owner that he must get a contractor to fix it because it is on the edge of the Rothstein's house. Filson reported that if the frond of the Palm tree is hanging over Rothstein's property, he can trim it. Rothstein should speak to the owner. The small bucket has been removed. Pfeiffer stated there is no other place to put them. Filson reported that the area is okay, and some small plants may be planted there. The water should not hit the neighbor's (Rothstein) house. Filson will do some further inspection.

**NEW BUSINESS**

None

**DATE OF NEXT MEETING**

The next Board of Directors meeting is scheduled for October 19, 2023, at 4:00 p.m.

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:55 p.m.**

Prepared by:  
Elite Community Management and Karin Pfeiffer

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

**Date**