



EASTVIEW PATIO II HOMES, 11717 BERNARDO PLAZA COURT, SUITE 215
SAN DIEGO, CA 92128

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

November 8, 2018

MINUTES

DIRECTORS PRESENT: Ron Filson President
John Mullin Vice President/CFO
Mandy Richins Secretary
George Gigliotti Director-at-Large
Dan Porter Director-at-Large

DIRECTORS ABSENT: None

OTHERS PRESENT Chris Hodge Elite Community Management

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 11, 2018 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the October 11, 2018 regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

No report was provided.

COMMITTEE REPORTS

Landscape

The Board reviewed the landscape issue with Eduardo Ceja from Green-Tech Landscape. He reviewed the watering schedule with the Board members. The Board stressed the important of limiting watering. The Board discussed splitting the times per station to allow for better water coverage.

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Eduardo stated each street may need an individually developed watering schedule. For example, Colonnades needs only 1 lawn watering per week. He will develop a plan for each street and has already developed plans for 2 streets. He committed that he will reduce the water runoff by increasing the frequency of times an area is watered without reducing the total time for watering.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the trimming of the pepper trees common area at 17776 Bellechase Circle at the cost of \$800.00 to be paid by the owner.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the removal of the pine tree in the common area at 17710 Rosedown at the cost of \$700.00 to be paid by the owner.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the trimming in common area of the pine trees at 17704 Rosedown and 18197 Chretien at a cost of \$630 will be paid by the HOA

The Board reviewed the roots and the wall behind 17710 Rosedown. It was determined that the roots did not cause the damage to the wall. Owner responsibility to repair.

Financial

The Board reviewed the financial reports, bank accounts and reserve accounts for the month of October 31, 2018. The cash drain continues and must be monitored closely each month. We are getting very close to having our cash be less than 1 month's expenses which are approximately \$39,000.

The Board reviewed the delinquent accounts and it was agreed to send a 30 day notice or the Board will take legal action against account 100524.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the financial report as of October 30, 2018 pending yearend audit.

Newsletter

It was agreed that the next newsletter will be sent out in January 2019.

Welcome

Mandy Richins stated that there were no new owners this month.

She reported that there are five owners that have extensions on their inspections. It was agreed to check the homes after December 1, 2018.

Hardscape

George Gigliotti presented proposals on repairing and painting the common area stucco walls. He reviewed the work for Phase one of the work on the walls.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the stucco repairs and painting at a cost not to exceed \$19,385.00.

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President's Report

It was reported that the scheduled power outage was cancelled by San Diego Gas and Electric.

Mr. Filson was contacted by the Rancho Bernardo Inn and was asked to remind owners not to walk on the golf course.

UNFINISHED BUSINESS

Garage Violations:

The owner at 11970 Corte Tezcuco has cleaned up the garage and the jeep is in the Driveway.

The owner at 17675 Belle Helene has not cleaned out the garage for automobile parking. The owner has been sent a second notice and will be inspected on Dec. 3 for compliance.

NEW BUSINESS

No items for review.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for December 13, 2018, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:20 p.m.

Prepared by:
Elite Community Management and Mandy Richins

Mandy Richins, Secretary
Eastview Patio Homes II Association Board of Directors

Date