



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

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

July 11, 2019

MINUTES

<u>DIRECTORS PRESENT:</u>	Ron Filson	President
	Dan Porter	Vice President
	Linda Neidermeyer	Secretary
	George Gigliotti	CFO
	Doug Chenet	Member
<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 4:00 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the June 13, 2019 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the June 13, 2019 regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

The Committee reviewed the application for the past month.

COMMITTEE REPORTS

Landscape

Dan reported on the landscape walk notes for the month of July. He had nothing to add to his written report. He stated that the landscapers will try to clean up the leaves in the streets and gutters. He noted that the landscapers will be fertilizing the slopes

The Board reviewed a letter from owner 17776 Bellechase that requested the weeds be pulled behind the rear yard.

The Board reviewed a letter from the owner of 17782 Bellechase who wants to replace African iris and the landscape committee to determine the replacement.

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The Board reviewed the water bills and the water usage to date. It was noted that water usage is \$28,550.57 under budget for the year. It was agreed to review the watering schedule and determine a new schedule for watering during the summer months.

Financial

The Board members reviewed the financial reports, bank accounts and reserve accounts for the month of June 30, 2019.

Mr. Gigliotti reviewed the cash flow of the Association with the Board. He discussed the delinquent accounts over 60 days.

He reviewed the reserve investments with the Board.

Upon a motion duly made, seconded, and unanimously carried, the Board approved opening a CD in the amount of \$50,000 for a 16 month term.

He noted that he is asking for a quote from Clinkenbeard Insurance to provide a quote for the Board on the insurance needs.

Welcome

Ms. Neidermeyer stated that she was notified of two new owners over the past month. She is giving welcome cards to the owners upon her visits.

Home Inspections

I was reported that 30 letters were written and sent to owners for their deficiencies on their homes. It was noted that only 4 have been returned to date being completed.

Hardscape

Mr. Chenet stated that the committee will be reviewing the stucco wall repairs on Rosedown.

President's Report

Mr. Filson reported that the City has taken the two street lights and stated that they will be replacing them with the original style lights.

The Board reviewed the bee activity and it was agreed to keep going on the Bees removals when required.

The July newsletter is being put together and to provide all the material by July 22nd and will be mailed by July 25th.

CORRESPONDENCE

None

UNFINISHED BUSINESS

None

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NEW BUSINESS

Damaged HOA property due to car crash on Escala

He noted that the cost of the damaged tree and backflow devise were sent off to the insurance carrier for review and action against the driver of the vehicle.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for August 8, 2019, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:52 p.m.

Prepared by:

Elite Community Management and Linda Neidermeyer

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

Date