



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

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

December 13, 2018

MINUTES

<u>DIRECTORS PRESENT:</u>	Ron Filson	President
	John Mullin	Vice President/CFO
	George Gigliotti	Director-at-Large
	Dan Porter	Director-at-Large
<u>DIRECTORS ABSENT:</u>	Mandy Richins	Secretary
<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 November 8, 2018 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the November 8, 2018 regular meeting minutes as written.

MEMBER PARTICIPATION

Jamie Perron and her son were present to discuss an issue with an owner taking pictures and verbally abusing the resident. She stated that she has no issues with the Association and has always followed the rules of the HOA. The Board thanked her for bringing this issue to the Board.

ARCHITECTURAL REPORT

It was noted that there were four requests over the past month and no issues were presented.

COMMITTEE REPORTS

Landscape

The Board reviewed the landscape requests of the owners.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the removal of the pine tree in the common area at 17631 Parlange at the cost of \$1,100.00 with the HOA paying \$650.00 and the owner to pay \$450.00.

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Upon a motion duly made, seconded, and unanimously carried, the Board approved to not remove the one pine tree in the common area at 17755 Bellechase Circle.

Upon a motion duly made, seconded, and unanimously carried, the Board approved to not remove the two pine trees at 17704 Rosedown.

The Board reviewed the water usage and noted that the water use is dropping due to the winter conditions. The Board reviewed the Green Tech watering plan and discussed the timing of the irrigation.

Upon a motion duly made, seconded, and unanimously carried, the Board approved starting the run time on the slopes to 7:00 a.m. so the crew can monitor the slope water runoff.

Upon a motion duly made, seconded, and unanimously carried, the Board approved having Eduardo's watering plan updated and sent to the Board each time he makes a change. In addition, it would be helpful if he could highlight the changes in a different color.

Financial

The Board reviewed the financial reports, bank accounts and reserve accounts for the month of November 30, 2018.

The Board reviewed the delinquent accounts and it was agreed to send a 30 day notice letter along with a statement requesting payment or the Board will take legal action against account 384010 and 100254.

It was agreed send the financials to all Board members to review starting in January to satisfy the new Civil Code 5501.

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

The Board discussed the prepaid balances and the possibility of letting them know that the owners have a small balance prepaid and to deduct the amount from their next payment. It was agreed to speak with the accountant on this item.

Welcome

No report given.

Hardscape

George Gigliotti discussed the ongoing stucco wall repairs. He believed everything should come in under budget for the project.

He stated that he inspected the driveways and no immediate issues were found at this time.

President's Report

Mr. Filson reviewed the small claims action being brought against the Association. The Board approved John Mullin and Ron Filson to represent the Association in the small claims action.

He reviewed 18109 Chretien and the need to paint the stucco. It was agreed to follow up with the owner to make sure additional repairs are made to the wall.

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UNFINISHED BUSINESS

Garage Violations:

The owner at 11970 Corte Tezcuco has been parking in the garage and is adhering to the rules.

The owner at 17675 Belle Helene has addressed the issue and is adhering to the rules.

NEW BUSINESS

Wendy's Contract

The Board agreed to not extend the contract for Wendy to perform management services.

Elite Contract

Upon a motion duly made, seconded, and unanimously carried, the Board approved the contract for Elite Community Management as presented.

GreenTech Contract

Upon a motion duly made, seconded, and unanimously carried, the Board approved the contract for GreenTech Landscape as presented.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for January 10, 2019, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:11 p.m.

Prepared by:

Elite Community Management and Mandy Richins

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

Date