



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 13, 2024

MINUTES

DIRECTORS PRESENT: Ron Filson President
Kathy Hebert Secretary
Kay Rodricks Director at Large
Malcolm Allan Director at Large

DIRECTORS ABSENT: Karin Pfeiffer, Vice President/Treasurer

OTHERS PRESENT C. Hodge and A. Paone of Elite Community Management and one (1) Member

CALL TO ORDER

The meeting was called to order by Board President, Ron Filson at 4:00 p.m.

EXECUTIVE SESSION DISCLOSURE

None

APPROVAL OF PREVIOUS MEETING MINUTES

The Board to approve May 9, 2024 and June 13, 2024 regular meeting minutes at their July meeting.

MEMBER PARTICIPATION

Member discussed a hose break issue and a tree issue. The Board will address the tree by his property. If need be, they will have it removed.

ARCHITECTURAL REPORT

Mr. Filson provided a report to the Board. One home is getting new tiles on the porch.

COMMITTEE REPORTS

Landscape

Mr. Filson reviewed the walk-thru report. Weed reduction has been done throughout the property. There is a leaning tree and roots beyond back walls at 11970 Tezcuco to be monitored. There has been renovation of the ground cover behind the Voisin wall. The watering schedules will be evaluated due to the summer heat. There have been three landscape requests.

Mr. Filson reported that a pine tree on Parlange has beetles and two other trees on Rosedown will be removed.

Upon a motion duly made, seconded, and unanimously carried, the Board moved to approve the proposal from Atlas Tree Service in the NTE amount of \$7,000 to remove three (3) trees. (Filson/Allan 4-0)

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Financial

Ms. Pfeiffer provided the Board with a report for May 31, 2024.

Mr. Filson reported on the cash balances. The beginning cash balance on May 1, 2024 was \$163,228.21 and the ending balance on May 31, 2024 was \$200,612.16. Cash increased by \$37,384. The increase is due to no bill paid to Green Tech Landscaping this month along with the lower water bills.

Year to date expenses of \$150,257.52 is favorable to budget by \$70,237.48. This continues to be because of the lower winter water bills.

Fidelity reserve account balance grew from \$114,080.54 at the beginning of May to \$114,560.55 at the end of May. The increase of \$480.01 was our interest earned for the month.

Delinquency: 5 accounts. The total amount outstanding is \$1,180.00. These are all within the 30-60 day late range, so homeowners are eventually paying their bills.

The Board approved waiving the \$10 late fee on account #32516 (Wang Family Trust).

Upon a motion duly made, seconded, and unanimously carried, the Board moved to approve accepting the financials. (Filson/Allan 4-0)

Welcome

Ms. Rodricks reported there are a few homes for sale now. Ms. Rodricks will like to give a token gift to owners as she meets them. Mr. Filson advised her to move forward and to keep the receipts for reimbursement. Ms. Rodricks stated there is no one new yet.

Home Inspections

Ms. Hebert reported she has done inspections. She has names and addresses. She gave her report to Chris Hodge. The work is to be done by October 1, 2024, but they can ask for an extension.

Hardscape

Mr. Allan reported on the wall repair at Devereux/Escala. There are some cracks and bubbling in the wall. He is investigating what caused the damage. He offered some recommendations to prevent damage in the future.

President Report

Mr. Filson reported an owner has not responded to letters asking for compliance regarding parking. He asked that a Hearing letter be sent to the owner for the July meeting. He reminded the Board that he will put out flags for July 4th. There will be a July newsletter. Mr. Filson will include a reminder regarding pipe breaks and the protocol to follow. The information sheets provided by Management were reviewed. The porch rail at 17765 Devereux has been removed from the common area.

The Board discussed the homeowner's mainline break on Chretien Court. The Board accepts no responsibility as the owner did not follow the proper protocol in reporting this issue. However, the Board agreed that had it been reported and had it been determined to be an Association responsibility, the repair/patch would have been paid for by the Association. Therefore, after careful consideration, a motion was made as follows:

Upon a motion duly made, seconded, and unanimously carried, the Board moved to approve providing \$500 as reimbursement to the owner for the coupler. (Filson/Allan 4-0)

CORRESPONDENCE

None

UNFINISHED BUSINESS

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None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for July 11, 2024 at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:30 p.m.

Prepared by:
Elite Community Management and Kathy Hebert

Kathy Hebert, Secretary
Eastview Patio Homes II Association Board of Director

Date