



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

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

May 13, 2021

MINUTES

DIRECTORS PRESENT: Ron Filson President
 Linda Neidermeyer Secretary
 George Gigliotti CFO
 Karin Pfeiffer Member

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 April 8, 2021 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the April 8, 2021 regular meeting minutes as written.

MEMBER PARTICIPATION

No homeowners attended the meeting.

ARCHITECTURAL REPORT

Mr. Filson provided the Board with the update on the Architectural applications reviewed over the past month.

COMMITTEE REPORTS

Landscape

Mr. Filson discussed the landscape walk-thru punch list with the Board. He noted that the crew is planting bare areas on the slopes with trailing Daisy and ice plant. He noted that the crew is weeding the slopes and around the property and will continue this spring and summer.

Tree trimming Progress

Tree trimming has been completed and he reviewed the cycle the trees are trimmed. He noted that a report will be provided during the Annual Meeting at the Question/Answer portion.

He reviewed with the Board the watering schedule.

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Financial

Mr. Gigliotti presented the financial results for April 30, 2021:

Cash increased \$6,440 to \$128,818 due to operating profit of \$10,478 offset hardscape expenditures of \$1,550 for wall and concrete repairs and a decrease in prepaid dues of \$3,220. All other activity increased cash by \$732. Cash is at an elevated level because the City of San Diego Water Department has not sent us all of the April water bills. Cash will decrease when the water bills are received.

Current month operating expenses were favorable to budget by \$6,330 most of which was due to lower water costs of \$5,341 because the City did not send us all of the water bills. The remaining favorable variance of \$989 was the net result of numerous small variances.

Year to date operating expenses were favorable to budget by \$6,517 because all cost categories of administration, landscaping, and water costs were all favorable by \$818, \$3,679, and \$2,020 respectively. The favorable landscaping costs are because there have been no extras so far this year.

Current month operating income is favorable to budget by \$6,314 and year to date operating income is favorable to budget by \$6,426 for the same reasons given for operating expenses.

Delinquent homeowner assessments decreased \$265 from \$1,730 in March to \$1,465 in April. There are two delinquent accounts that make up the balance and they have been sent statements requesting immediate payment. If they are still outstanding at our next meeting they will be sent a lien notice.

Welcome

There was one new homeowner in April.

Hardscape

The Board discussed the two wall repairs that are being addressed by the Board on 17764 and 17710 Bellechase.

President's Report

Mr. Filson noted that the Annual meeting will be immediately following this Board meeting.

CORRESPONDENCE

The Board reviewed a letter from an owner regarding tree trimming in the common area.

UNFINISHED BUSINESS

None

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NEW BUSINESS

None

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for June 10, 2021, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:27 p.m.

Prepared by:
Elite Community Management and Linda Neidermeyer

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

Date