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

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

**January 9, 2020**

**MINUTES**

<b><u>DIRECTORS PRESENT:</u></b>	Ron Filson	President
	Dan Porter	Vice President
	Doug Chenet	Member
<b><u>DIRECTORS ABSENT:</u></b>	Linda Neidermeyer	Secretary
	George Gigliotti	CFO
<b><u>OTHERS PRESENT</u></b>	Chris Hodge	Elite Community Management

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**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 December 12, 2019 regular meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the December 12, 2019 regular meeting minutes as written.**

**MEMBER PARTICIPATION**

The owners of 17776 Bellechase Circle were present to discuss the trees behind their home that are blocking their view. They requested that the trees be topped for their view. The Board stated that trees are not trimmed for view purposes.

**ARCHITECTURAL REPORT**

No report provided.

**COMMITTEE REPORTS**

Landscape

Mr. Porter reported on the landscape inspection and work performed over the past month.

He presented a request for 12011 Versailles Court to re-sod a small section of lawn due to broad leaf weeds growing in the lawn. It was agreed to get an opinion from Eduardo the foreman of the landscape service.

He noted that the red apple is struggling and it was agreed to contact an expert to review the issue and come up with a solution for the future since the red apple fungus is getting worse each year.

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He reported that the water has been off for the past two weeks and any broken branches will be picked up by the landscapers.

The Board reviewed a proposal for the trimming of the trees by Union Tree Service.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved Proposal 3606 for Union Tree Service to trim the trees at a cost of \$4,270.00 for safety reasons.**

Financial

The Board reviewed the writing report provided by Mr. Gigliotti reviewed the Month End and Year to Date financial results for December 2019. It was reported that cash decreased \$2,325.00.

Current month expenses were unfavorable by \$1,295.00. Year to date expenses were favorable by \$28,224.00 because of favorable water costs of \$20,890.00 and other favorable items of \$7,334.00.

Year to date Net Income was favorable by \$28,224.00 for the same reasons as the operating expense explanations.

The Board reviewed the delinquent accounts.

Welcome

No report.

Hardscape

Mr. Chenet informed the Board that he will be cleaning dirt off the utility boxes. He reviewed the status of the driveway power washing and painting at 17665 Devereux Rd. He stated he will continue to look for contractors to work on the driveway.

Home Inspections

One owner is still in violation and it was agreed contact the owner before sending a hearing letter.

President's Report

Mr. Filson reported that owners should be careful when walking and keep an eye out for pine cones. He noted that there was a prowler seen on Rosedown and video was reviewed.

Mr. Filson stated that the newsletter will be ready for distribution around January 15, 2020 to be sent to all residents.

**CORRESPONDENCE**

None

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

Election Rules and Adoption

The Board reviewed the election procedures and discussed the email opt out form. It was agreed to send out candidate statements with the newsletter.

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DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for February 13, 2020, 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



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

2/13/20  
Date