



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

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

August 8, 2024

MINUTES

DIRECTORS PRESENT: Ron Filson President
 Karin Pfeiffer Vice president, Treasurer
 Kathy Hebert Secretary
 Kay Rodricks Director at Large
 Malcolm Allan Director at Large

DIRECTORS ABSENT: None

OTHERS PRESENT C. Hodge and A. Paone of Elite Community Management. No members.

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 reviewed the July 11, 2024 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the July 11, 2024 regular meeting minutes as written.

MEMBER PARTICIPATION

No members attended.

ARCHITECTURAL REPORT

Mr. Filson stated there is no report as the committee meets next Tuesday.

COMMITTEE REPORTS

Landscape

Mr. Filson reviewed the walk-thru report. Reseeding of bare spots in front yard turf will be done. Weeds and tree litter will be cleared throughout the property. Dirt will be removed from the pony walls (Chretien/Colonnades). There will be renovation of ground cover behind Voisin wall. Spray for sidewalk weeds. Water coverage throughout the property will be assessed. July slope fertilization. Irrigation of Escala Pepper Trees will be checked.

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There were no formal homeowner requests. Mr. Filson reported that he is interviewing landscape companies. The current Green Tech contract runs through December 31, 2024. Mr. Filson is meeting with contractors. The bees are back. It cost \$275.00 to remove the hive.

Financial

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

Ms. Pfeiffer reported on the cash balances. The beginning cash balance on July 1, 2024 was \$146,226.26 and the ending balance on July 31, 2024 was \$180,666.21. This is an increase of \$34,439.95. The primary reason for this increase is only the Green Tech check #279 paid this month and so we should have two payments next month. Also, low water bills.

Year to date expenses of \$232,796.16 is favorable to budget by \$68,986.29. This continues to be from the lower water bills at the beginning of the year.

Fidelity reserve account balance increased this month from \$115,027.52 to \$115,512.94 or interest earned of \$485.42.

Delinquency: 4 accounts. One account has only a \$10.00 late fee. One has a balance of \$35.00. Two homeowners have a balance due of \$1,475.

One of those homeowners is in a pre-lien status.

Upon a motion duly made, seconded, and unanimously carried, the Board moved to approve accepting the financials. (Pfeiffer/Filson 5-0)

Upon a motion duly made, seconded, and unanimously carried, the Board moved to lien account #27523. (Pfeiffer/Filson 5-0)

Welcome

Ms. Rodricks reported she stopped by a house on Devereux, but no one was home. She met a new owner at 17655 Devereux, but the owner is not moving in yet.

Home Inspections

Ms. Hebert reported that inspections have slowed down due to the heat. She will give an update in September.

Hardscape

Mr. Allan reported on the Devereux bench. The selected bench is the “Champion Bench” sold by the Bench Factory. The current price for the 6 ft. bench with in-ground mount is \$1,230, which includes tax & shipping. Once delivered the in-ground mounts need the same type of hole in the ground as a fence post.

Upon a motion duly made, seconded, and unanimously carried, the Board moved to approve the purchase of the bench with a NTE amount of \$1,700.00 which includes 3 holes. (Allan /Pfeiffer 5-0)

Mr. Allan discussed the wall cracks on Devereux/Escala.

Mr. Allan reported on the tree issue at 18105 Chretien Court. Homeowner trees are growing too close to the marquee wall. They have caused a couple of very small cracks in the wall. The most effective solution would be to remove the trees. Other solutions would be to take a chainsaw along the small gap between the trees and the wall to cut the roots. Agree to indemnify the HOA for future damage to the wall. Mr. Allan and Mr. Filson will meet with the homeowner to discuss.

Mr. Allan gave an update on the stucco repair of walls identified during home inspections. Before any work can begin, we need to get a more accurate cost as the walls need to have the soil and dirt washed off and any landscaping debris removed.

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The painting of the sprinkler boxes is a low priority project. Before any work begins, Mr. Allan will re-evaluate all the sprinkler boxes and update their condition as perhaps the rust situation has deteriorated. Discussion and go-forward recommendation will be provided in the September HOA Board meeting.

President Report

Mr. Filson reported the owner on Tretagnier has been given ten days to clear the garage to park the car. Mr. Filson will speak to the owner regarding the basketball hoop at Tatia Court to advise him to move it out-of-sight when not in use.

CORRESPONDENCE

Mr. Filson reported that a letter had been mailed to Tatia Court.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for September 12, 2024 at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:06 p.m.

Prepared by:
Elite Community Management and Kathy Hebert

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

Date