



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

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

September 12, 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 A. Paone of Elite Community Management. Three (3) 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 August 8, 2024 regular meeting minutes.

Upon a motion duly made, and seconded, the Board unanimously approved the August 8, 2024 regular meeting minutes as written.

MEMBER PARTICIPATION

Homeowner discussed trees behind their unit. They haven't been trimmed or laced in 6 years. She heard limbs snap and would like them inspected. Mr. Filson stated that the arborist will be out on September 18th to inspect the property.

ARCHITECTURAL REPORT

Mr. Filson reviewed 2 reports-August 13th and September 10th.

COMMITTEE REPORTS

Landscape

Mr. Filson reviewed the walk-thru report. Reseeding of bare spots in front yard turf. Clear weeds/tree litter throughout property. Spray for sidewalk weeds. Water coverage assessment throughout property. July slope fertilization. Install 2 new irrigation tower digital displays. Marquee wall plants at Escala/Devereux corner need care. Annual arborist visit on September 18th. Bees again.

Mr. Filson updated the Board on homeowner requests.

EASTVIEW PATIO HOMES II ASSOCIATION
Board of Directors Meeting – September 12, 2024
Page 2 of 3

Mr. Filson reported that he interviewed eight (8) companies for landscaping services. The association currently pays \$23,400 per month. This item was tabled as the Board needs to review the contract for Vitale. Board members may meet at 9:00 a.m. in front of Mr. Filson's house to accompany the arborist as he inspects the property.

Financial

Any discussion of financials was tabled as the Board has not received them yet. With Ms. Pfeiffer's absence, no report was available.

Welcome

Ms. Rodricks reported one new owner has yet to move in. She did meet the young couple that has moved in and they were very nice.

Home Inspections

Ms. Hebert reported that inspections have been slow. She sent out a lot of letters. She will have an article for the newsletter for the beginning of October. The newsletter will be sent out the day after the Board meeting.

Hardscape

Mr. Allan reviewed his report. He discussed the wall repairs for the marquee wall at the northeast corner of Escala and Devereux. Carlos Miranda of ProPainting sent in a proposal for \$1,600. Mr. Allan reported there might be a few additional costs.

Upon a motion duly made, and seconded, the Board unanimously approved an amount NTE \$2,000 that would cover any small additional costs for ProPainting. (Allan /Hebert 4-0)

Mr. Allan reviewed the utility box painting. Kira Moniz, licensed painter, offered to scrape off the rust, paint with rust retardant, and then repaint the boxes for \$40 an hour plus materials. Mr. Filson asked Mr. Allan to request a lump sum bid for the work. Mr. Allan stated that he believes nearly all of the rust is around the base of the stations and repainting the bottom 6"-8" or 8"-10" should be sufficient.

Mr. Allan reported that he has received delivery of the bench from TreeTop Products. The next step is installation. Mr. Filson suggested that the water be turned on to find the location where sprinklers go on so they will not hit the bench.

President Report

Mr. Filson reported the basketball court at Tatia Court was going to be removed when not in use, but he noticed it is back out again for a few days. He will speak to the owner.

Mr. Filson reported that some Neighborhood Watch signs are fading. He suggested the Board members check the signs and then at the next meeting a recommendation may be made if they need to be replaced or perhaps add some more signs.

The issue of speeding was discussed. Mr. Allan will investigate installing a mirror for the curve. Ms. Hebert stated that some people just don't stop.

CORRESPONDENCE

None

UNFINISHED BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

EASTVIEW PATIO HOMES II ASSOCIATION
Board of Directors Meeting – September 12, 2024
Page 3 of 3

The next Board of Directors meeting is scheduled for October 10, 2024 at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:10 p.m.

Prepared by:
Elite Community Management and Kathy Hebert

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

Date