



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

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

October 10, 2024

MINUTES

DIRECTORS PRESENT: Ron Filson President
Karin Pfeiffer Vice President, Treasurer (Via Telephone)
Kay Rodricks Director at Large
Malcolm Allan Director at Large

DIRECTORS ABSENT: Kathy Hebert, Secretary

OTHERS PRESENT C. Hodge and A. Paone of Elite Community Management.
Four (4) 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 September 12, 2024 regular meeting minutes.

Upon a motion duly made, and seconded, the Board unanimously approved the September 12, 2024 regular meeting minutes with correction.

MEMBER PARTICIPATION

Homeowners discussed shrubs and trimming of trees.

ARCHITECTURAL REPORT

Mr. Filson reviewed the report. One home remodel was approved.

COMMITTEE REPORTS

Landscape

Mr. Filson reviewed the walk-thru report. Areas were cleaned up.

Mr. Filson reported overseeding will be done the first week in November.

Mr. Filson reported on landscape proposals. Vitale's proposal was \$4,000 per month cheaper than other proposals.

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from Vitale Landscape and Maintenance, Inc. with the contract to start January 1, 2025. (Filson /Allan 4-0)

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Mr. Filson and Ms. Hebert walked the property with the arborist, Brad Brown. Mr. Filson reviewed the arborist's report. The property has no significant or apparent fire risks. Some tree trimming and clearing of branches will be necessary. Some recommendations were made by Mr. Brown.

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from Atlas in the amount of \$1,620.00. (Filson /Allan 4-0)

Financial

Ms. Pfeiffer gave her report.

Beginning cash balance on September 1 was \$162,779.14 and ending cash balance on September 30 was \$195,282.46. This is an increase of \$35,503.32. Total year to date expenses are \$274,780.95. Budgeted expenses at this point are \$352,792.00 which is favorable to budget by \$78,001. The reserve account at Fidelity increased from \$115,999.84 to \$116,458.25 with interest earned of \$458.41.

Delinquency accounts are at two households late for one monthly payment and one homeowner owing a \$35,00 late fee for a total of \$1,185.00. This is trending in the right direction.

Ms. Pfeiffer left the meeting at 4:49pm. (Hung up)

Welcome

Ms. Rodricks reported she has three new people to see.

Home Inspections

Mr. Filson will put a notice in the newsletter reminding owners that if they don't complete what needs to be done, they need to contact the Board.

Hardscape

Mr. Allan reviewed his report. He discussed the wall cracks at Devereux/Escala.

Mr. Allan reviewed the Devereux Bench.

Mr. Allan discussed the painting of the irrigation utility boxes. He has asked Kira Moniz for a new bid with a fixed price.

President Report

Mr. Filson asked for a report/article from Malcolm Allan to place in the newsletter. The newsletter will be sent to Mr. Hodge on Monday.

CORRESPONDENCE

A letter was mailed to the owner of Bellechase Circle that the property is a fire hazard and needs to be cleaned up. The owner appears to be trying to comply. Mr. Filson will speak to the owner.

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from CTA Review in the amount of \$295.00 to file necessary documents for the Board members per the Corporate Transparency Act. (Filson /Allan 4-0)

UNFINISHED BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for November 14, 2024 at 4:00 p.m.

ADJOURNMENT

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Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:14 p.m.

Prepared by:
Elite Community Management and Kathy Hebert

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

Date