



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

**EASTVIEW RB COMMUNITY CENTER
REGULAR MEETING OF THE BOARD OF DIRECTORS**

December 18, 2018

MINUTES

DIRECTORS PRESENT:

Garry Denlinger	President
Shirl Troxel	Secretary
John Kersey	Treasurer
Tom Dudgeon	Vice President/Personnel
Pat Chenet	Director-at-Large/Landscape
David Hebert	Director-at-Large/Facilities/Maintenance
Nemira Stauskas	Director-at-Large/Recreation/Social

DIRECTORS ABSENT: None

OTHERS PRESENT

Myrna Estremera	Community Center Manager
Chris Hodge	Elite Community Management
Teri Denlinger	Architectural Committee

CALL TO ORDER

The meeting was called to order by Board President, Garry Denlinger at 3:30 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the September 18, 2018 regular meeting minutes as an error in the minutes was discovered after approval on 10/16/2018.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the September 18, 2018 regular meeting minutes as corrected. (Troxel/Kersey) Dudgeon and Chenet abstained.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the October 16, 2018 regular meeting minutes as written. (Troxel/Hebert) Kersey Abstained

MEMBER PARTICIPATION

None

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Teri Denlinger reviewed the November and December ARC reports with the Board.

Teri reviewed the issue of the missing garage door window grids at 18195 Colonnades Place. She reported she is working with the owners of the property and asked to continue the item until the January 22, 2019 Board of Directors meeting.

BOARD MEMBER REPORTS

President's Report:

Garry Denlinger reviewed AB 2912 that goes into effect 1/1/2019. He discussed the need to increase the EVCC fidelity bond coverage to adhere to the new law.

Upon a motion duly made, seconded, and unanimously carried, the Board agreed to purchase additional fidelity coverage and pay the fee on a monthly basis. (Denlinger/Hebert)

Secretary/Correspondence

No correspondence was distributed since the last Board meeting.

Treasurer/Budget and Finance

John Kersey reviewed the November 30, 2018 Treasurers Report with the Board.

He noted that the EVCC is in a good cash position and stated reserves are funded at 99.5% per the current funding plan in the reserve study. John also reviewed the annual report prepared by Daniel J. Leonard, CPA. A copy will be posted in the office.

In addition, John reviewed the delinquent accounts report and noted that two owners are over 60 days delinquent. Elite Community Management reported that pre-lien notices were mailed to the owners.

John gave the Board a short tutorial on “making sense of the EVCC financial documents.”

Vice President Report/Personnel

Tom Dudgeon reviewed the monthly Vice President's Report with the Board.

Tom reported that a verbal complaint was received from a homeowner regarding 1) an EVCC employee and 2) EVCC rules and procedures. A letter to the homeowner, on behalf of the EVCC Board, was prepared and reviewed.

In addition, Tom reviewed the year-end employee bonuses with the Board.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the bonuses for the EVCC Staff not to exceed \$1,750. (Kersey/Hebert)

Landscaping

Pat Chenet reviewed the monthly Landscape Report with the Board.

The Board discussed a meeting that was held with LandCare to discuss their proposals/invoices and the need for LandCare to provide a breakdown of costs. Pat also asked LandCare to submit a monthly irrigation system checklist to ensure the entire system is working properly at all times.

The Board also discussed the annual backflow testing results for the berm. The testing uncovered several issues. It was agreed to request a meeting with upper management of LandCare to discuss the issues of system reliability and time billed to the EVCC.

In addition, the Board discussed the (opposing) opinions of the two Arborists regarding the pine trees on the berm. The pines have stressed due to lack of watering. It was agreed to review the issue further before taking any action.

EASTVIEW RB COMMUNITY CENTER
Board of Directors Meeting – December 18, 2018
Page 3

Facilities/Maintenance

David Hebert reviewed the monthly Facilities/Maintenance Report with the Board.

David reported that Zech Plumbing completed relocation of the urinal drain from the floor drain in the men's bathroom to the main sewer line drain behind the vanity in the women's bathroom at a cost of \$2,600.

In addition, NPG completed resealing the parking lot at a cost of \$2,100.

David tested the tennis court lights and determined that all are working except the light at the far corner of court #4. No action will be taken at this time to repair/replace the non operating light.

Recreation/Social

Nemira Stauskas reviewed the monthly Recreation/Social Report with the Board.

Nemira stated that 51 owners attended the Holiday party and the cost came in \$331 over budget. She reported that the live band was a big hit and she recommended limiting the number of attendees to 55 people for future holiday parties.

The Board discussed the January, 2019 happy hour schedule. David Hebert agreed to host the January 4th event and Pat Chenet will host the January 18th event.

The EVCC Board and the Social Committee have planned a themed Valentine's Happy Hour scheduled for Friday, February 15th. It was agreed the event must be fully funded by the owners.

Community Center Manager's Report

Myrna Estremera reviewed the Community Center Manager's Report with the Board.

Myrna stated that the Rancho Belle's will be hosting a monthly social gathering at the EVCC effective January, 2019. These events will be held from 9 am to noon on the fourth Tuesday of each month. They do not conflict with any previously scheduled events.

The Board discussed the use of the ping pong table and it was agreed to table the issue until the February, 2019 Board meeting.

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for January 22, 2019, at 4:00 p.m.

EASTVIEW RB COMMUNITY CENTER
Board of Directors Meeting – December 18, 2018
Page 4

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:50 p.m. (Kersey/Hebert).

Prepared by:
Elite Community Management and Shirl Troxel



Shirl Troxel, Secretary
Eastview RB Community Center Board of Directors

January 22, 2019

Date

Approved 1.22.2019