



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

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

December 17, 2019

MINUTES

<u>DIRECTORS PRESENT:</u>	Garry Denlinger	President
	John Kersey	Treasurer
	Shirl Troxel	Secretary
	Tom Dudgeon	Vice President/Personnel
	David Hebert	Director-at-Large/Facilities/Maintenance
<u>DIRECTORS ABSENT:</u>	Nemira Stauskas	Director-at-Large/Recreation/Social
	Pat Chenet	Director-at-Large/Landscape
<u>OTHERS PRESENT</u>	Chris Hodge	Elite Community Management
	Myrna Estremera	Community Center Manager

CALL TO ORDER

The meeting was called to order by Board President, Garry Denlinger at 4:05 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the November 19, 2019 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the November 19, 2019 regular meeting minutes as corrected. (Denlinger/Kersey)

ARCHITECTURAL REVIEW COMMITTEE (ARC)

The Board reviewed the November 10, 2019 ARC report. It was noted four applications were reviewed with no issues being found on any application.

MEMBER PARTICIPATION

There was no owner participation.

BOARD MEMBER REPORTS

President's Report:

Garry Denlinger informed the Board that the Rules and Directory will be addressed at the January 21, 2020 Board of Directors meeting. He asked Board member to submit comments prior to the meeting.

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Secretary/Correspondence

No corresponded was distributed.

Treasurer/Budget and Finance

John Kersey reviewed a summary of the November 30, 2019 financials and the Aging Delinquency Report. The Board agreed to send letters to owners that have small balances owing e.g. 36 owners with balances from \$2 to \$10. John reported that reserves are funded at 101.7%.

John also reported that he has sent an engagement letter to CPA Greg Villard to review the accounts, prepare financial statements and prepare taxes for the Association.

Vice President Report/Personnel

Tom Dudgeon reported the staff is working out very well and he has no issues to report.

Landscaping

The Board reviewed Pat's written report. The backflows were tested with one repair needed at a cost of \$356, in early January Green Tech will plant six Canary Island pine trees on the berm for a total cost of \$849, and Poinsettias, landscape holiday lights and pot decorations were purchased for a total cost of \$300.

Facilities/Maintenance

Dave Hebert provided the Board with a written report for the Board to review.

Dave informed the Board that the spa light failed and had to be replaced at a cost of \$630.

Upon a motion duly made and unanimously carried the Board approved the emergency replacement of the spa light at a cost of \$630. (Hebert/Denlinger)

The Board discussed the electric water heater in the outdoor kitchen that was leaking and causing damage to the cabinets. David shut off the hot water and removed the water heater. The Board agreed to hold off on replacing the water heater at this time. David will obtain quotes to refurbish both kitchens.

The Board discussed the north trellis issues and the proposals for its replacement. It was decided to obtain additional quotes for alumawood.

The Board discussed repairs needed to refurbish the spa deck area. John advised the Board he will add concrete pool and spa deck repairs to the reserve accounts.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the replacement of concrete spa decking at a cost not to exceed \$10,000 to be paid from pool reserves. (Hebert/Troxel)

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Recreation/Social

It was noted that the happy hours for the month of January are the 3rd and 17th. David Hebert and Tom Dudgeon agreed to staff the happy hours and if needed hourly staff will be asked to be present.

Community Center Manager's Report

Myrna Estremera reviewed her report with the Board.

The Board thanked Myrna for helping with the Holiday Party. It was reported that 55 owners attended this fun event. Expenses for the party were \$419 over budget.

There was one small clubhouse rental in November.

Myrna discussed the possibility of organizing a St Valentine's Day party for the members to be held on February 8, 2020.

OLD BUSINESS

Dave Hebert reviewed purchase of the Nighthawk 4-camera surveillance system with the Board. The system has been purchased at a cost of \$299.

NEW BUSINESS

None

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for January 21, 2020, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:11 p.m. (Kersey/Hebert).

Prepared by:
Elite Community Management and Shirl Troxel



Shirl Troxel, Secretary
Eastview RB Community Center Board of Directors

January 21, 2020

Date