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

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

**October 15, 2019**

**MINUTES**

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

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**CALL TO ORDER**

The meeting was called to order by Board President, Garry Denlinger at 4:03 p.m.

**APPROVAL OF PREVIOUS MEETING MINUTES**

The Board reviewed the September 17, 2019 regular meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the September 17, 2019 regular meeting minutes as written. (Troxel/Kersey)**

**ARCHITECTURAL REVIEW COMMITTEE (ARC)**

The Board reviewed the ARC Report. Five applications were approved, one was denied, and one was tabled.

**MEMBER PARTICIPATION**

The Board discussed their appreciation for the tremendous assistance Eric Estremera provided at the Fall BBQ social. Judi Barsell sent a thank you card to Myrna for the assistance she provided at the Celebration of Life reception for Art and the Board for use of the EVCC Clubhouse.

**BOARD MEMBER REPORTS**

**President's Report:**

Garry Denlinger informed the Board that the cost for the new worker's compensation policy is \$1,760.

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Secretary/Correspondence

Shirl Troxel discussed the newly created (draft) forms which consisted of the Annual Request for Owner's Address for Association Communication and the Electronic Communication Consent/Change Form. The project was put on hold until issues are resolved in reference to CA Senate Bill 323.

Treasurer/Budget and Finance

John Kersey reviewed the delinquent homeowner's accounts and a summary of the September 30, 2019 financials with the Board. The Board agreed to contact one owner 120+ days past due. John also reported that reserves are funded at 100.5%.

The Board reviewed CA SB 323, passed by the legislature on October 13, 2019 which becomes effective January 1, 2020. The Board discussed changes to governing documents and policies and procedures due to the new laws in the SB.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved a review and change of the EVCC governing documents and policies and procedures by the EVCC attorney to ensure they conform to the new laws going into effect January 1, 2020. (Denlinger/Kersey)**

Vice President Report/Personnel

Tom Dudgeon reported that Myrna will be on vacation the next few weeks. Staff is all lined up to cover her vacation days. Staff is performing their duties without any issues.

Landscaping

Pat Chenet was absent; no report was provided.

Facilities/Maintenance

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

Colossus Painting finished tennis court # 2 repairs, except for a couple of loose ends. They should wrap those up this week. Additionally, Myrna bought seven new umbrellas with metal poles and cranks from Costco. And David installed a new elevation switch in the ball machine, and it is working properly. Also, David has one quote for re-mortaring the spa area. Green Leaf quoted \$2,000. David will hold off on more bids at this time. He reviewed needed repairs to the grout around the spa area and will obtain repair options.

David found a Nighthawk 4-camera (expandable to 8) surveillance system with a dedicated hard drive at Best Buy for \$399. He's determining where the cameras will need to be placed if purchased.

David informed the Board that a spa pump had to be replaced.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the spa pump replacement at a cost of \$550 to be paid from Reserves. (Hebert/Dudgeon)**

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Facilities/Maintenance (continued)

The Board discussed repair/replacement of the trellis on the north end of the EVCC. The Board discussed different design and material changes. It was agreed to research tile and wood alternatives and present additional options to the board.

Recreation/Social

Nemira Stauskas reviewed the result of the Fall BBQ social. She noted that 105 people were in attendance and it was enjoyed by all. Expenses came in \$73 under budget.

The Board discussed the November 1<sup>st</sup> and 15<sup>th</sup> happy hour coverage. Shirl Troxel will host the November 1<sup>st</sup> happy hour and a staff member will be present for November 15<sup>th</sup>.

Community Center Manager's Report

Myrna Estremera reminded the Board of her vacation schedule and provided her monthly activities report. There were three clubhouse events in September; two small events and one full day event. The EVCC Holiday Party is scheduled for December 7<sup>th</sup>. Myrna will work with the social committee to coordinate the holiday celebration. She advised the Board that the RB Swim and Tennis Club will be closing their pool in November for renovations. They reached out to the EVCC to help accommodate four swimmers between 1-3 p.m. each day for lap swimming.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved up to 4 individuals to use the EVCC pool for lap swimming (as Board guests) for a one-hour limit per person per day between 1-3 p.m. during November 2019. (Kersey/Troxel)**

**OLD BUSINESS**

Surveillance Cameras

This item was discussed by David during the Maintenance Report.

**NEW BUSINESS**

None

**DATE OF NEXT MEETING**

The next Board of Directors meeting is scheduled for November 19, 2019, at 4:00 p.m.

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:53 p.m. (Hebert/Kersey).**

Prepared by:

Elite Community Management and Shirl Troxel



**Shirl Troxel, Secretary**  
**Eastview RB Community Center Board of Directors**

11/19/2019

**Date**