



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

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

April 21, 2020

MINUTES

DIRECTORS PRESENT:

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

DIRECTORS ABSENT: None

OTHERS PRESENT

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

CALL TO ORDER

The meeting was called to order by Board President, Garry Denlinger at 4:02 p.m. via conference call.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the March 17, 2020 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the March 17, 2020 regular meeting minutes as written. (Troxel/Kersey)

ARCHITECTURAL REVIEW COMMITTEE (ARC)

The Board reviewed the ARC report. Three applications were approved and one was tabled. Six months ago a homeowner was asked to remove metal over wood portions of the home exterior. The owner has failed to comply. One last attempt will be made by ARC before submitting to the Board for resolution.

ARC denied a request to remove a builder installed trellis. However, Patio I has continued to approve them. ARC feels the integrity and aesthetics of the neighborhood are being compromised. Due to an impasse between ARC and Patio I, ARC will present this issue to the EVCC Board for resolution.

MEMBER PARTICIPATION

None

BOARD MEMBER REPORTS

President's Report:

Garry Denlinger reviewed covid-19 issues and stated it's necessary to continue to keep the EVCC closed due to state, county and city guidelines.

The Board discussed postponement of the Annual Meeting scheduled for June 30, 2020 due to covid-19 issues. A tentative date has been set for July 21, 2020. Garry asked Myrna to post a notice on the bulletin board outside the clubhouse advising members the EVCC Board is looking for four candidates that would like to join the board. In addition, the notice will advise members the EVCC's annual meeting is tentatively scheduled for July 21, 2020.

The Rules & Directory review was postponed for a future meeting.

Hats off to Volunteers has been postponed until a future date.

Secretary/Correspondence

No correspondence was distributed since the last meeting.

Treasurer/Budget and Finance

John Kersey reviewed the March 31, 2020 financials and the EVCC's aging delinquency policy as it relates to covid-19. Chris will clean up the aging report. Reserves are funded at 98.1%.

John discussed the preliminary budget for fiscal year 2020-2021 and asked specific Board members to provide input.

A Level II Reserve Analysis Report for fiscal year end date of June 30, 2020 was completed.

The Board discussed a motion made at the March 17, 2020 to pay hourly staff the average of the last three months pay until the EVCC re-opens. A new motion was made to accurately reflect the salary being paid to hourly employees.

Upon a motion duly made, seconded, and unanimously carried, the Board approved payment to hourly staff the average of their monthly pay using a start date of January 1, 2020 until the EVCC closed on March 18, 2020. (Kersey/Denlinger)

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Vice President Report/Personnel

Tom Dudgeon reported there were no issues for review by the Board.

Landscaping

Pat Chenet reviewed her written report with the Board. She noted that Green Tech has added additional plants to the monument area to fill-in the gaps. She advised the Board some plants were added over the past two months around the pool and tennis courts.

Facilities/Maintenance

David Hebert reviewed his report with the Board. The Jacuzzi project is still being worked on and will be wrapping up shortly. He discussed three rectangle concrete areas in the pool area that are cracked or damaged due to tree roots. Additional research is required to identify possible solutions.

David reviewed three additional quotes for remodeling both kitchens. He recommended the Discount Installation Services bid as they have the best price and can start the project within a week. Discount Installation Services stated that the work will take about five weeks to complete (three weeks for the large kitchen, two weeks for the small kitchen). Appliances and drawer pulls are not a part of the quote. Over the last month the Board received comments from numerous homeowners on the remodel project. The comments seem to go along with the selection of sample #1 for cabinets and sample #1 for quartz countertops.

Upon a motion duly made, seconded, and unanimously carried, the Board approved \$45,000 for remodeling both kitchens using Discount Installation Services. (Hebert/Kersey)

The Board discussed three design options for the two patio trellises. The Board discussed the options of increasing the shading of the trellis outside of the small kitchen. It was agreed to move forward with a combination of design #1 and #2 and allow David to obtain quotes for work to be done during the fall of 2020. Scott Hall prepared the drawings for David.

Recreation/Social

Lil. Green reported that the annual Cinco de Mayo party and bi-monthly happy hours have been cancelled until future notice due to covid-19 issues. The next party to be held will be the Fall BBQ.

Community Center Manager's Report

Myrna Estremera reviewed her report with the Board. She assisted David with the spa project and the kitchen bid modifications.

OLD BUSINESS

None

NEW BUSINESS

None

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DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for May 19, 2020, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:16 p.m. (Kersey/Hebert).

Prepared by:
Elite Community Management and Shirl Troxel



May 19, 2020

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

Date

Approved