



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

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

July 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

Myrna Estremera	Community Center Manager
Chris Hodge	Elite Community Management
Owners Present	22

CALL TO ORDER

The meeting was called to order by Board President, Garry Denlinger at 4:08 p.m. via ZOOM.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the June 16, 2020 regular meeting minutes and the June 25, 2020 and July 7, 2020 executive meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the June 16, 2020 regular meeting minutes as written. (Troxel/Kersey)

Upon a motion duly made, seconded, and unanimously carried, the Board approved the June 25, 2020 and July 7, 2020 Executive meeting minutes as written. (Troxel/Hebert)

ARCHITECTURAL REVIEW COMMITTEE (ARC)

The Board was provided an ARC report for review. Five applications were approved, one was conditionally approved and one was tabled.

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MEMBER PARTICIPATION

An owner questioned the time it has taken to reopen the EVCC due to COVID-19 and another asked about expanding pool hours of operation to include weekends.

BOARD MEMBER REPORTS

President's Report:

Garry Denlinger reviewed aspects of the EVCC Safe Reopening Plan and agreed to monitor the hours of operation to ensure they are maximized to the extent possible.

Secretary/Correspondence

Shirl Troxel reported no correspondence was distributed since the last Board meeting.

Treasurer/Budget and Finance

John Kersey reviewed the June 30, 2020 financials and stated he has reviewed the March, April and May California Bank and Trust statements for the reserve account. He reported the Association is in a healthy financial position and the reserves are funded at 97.2%.

John discussed the 2020-2021 fiscal year budget and the resultant increase in dues. Reasons for the increase include an increase in the minimum wage for hourly employees, an increase of water costs and additional legal expenses to update rules and procedures for elections and balloting as required by SB 323.

Vice President Report/Personnel

Tom Dudgeon advised the Board we hired a non-exempt, part-time employee to provide back-up during COVID-19 operations. Additionally, Myrna conducted training with all hourly staff regarding the phase-in Safe Reopening Plan prior to the reopening on July 20, 2020. The reopening went smoothly.

Landscaping

Pat Chenet reviewed her written report with the Board. Green Tech completed the removal of concrete near the tennis court/Magnolia tree, inserting a root guard and extending grass to cover the area. They also replanted honeysuckle vines to grow on the fence behind the Agona trees in the pool area and replanted the plants in the raised bed next to the library. A third pot of geraniums was placed near the pool area. Total cost for the plant replanting project was \$463. Five popup rotors and five sprinklers were replaced for a total cost of \$145.

Facilities/Maintenance

David Hebert reported that work in the main kitchen is complete. Work in the small kitchen is almost done; the new roll-up door came without a open and shut crank mechanism. David will discuss solutions with Discount Services.

Sam's Fencing replaced the two sections of wrought iron fencing on the back wall for the agreed upon price of \$930. The sections allow space for tree roots beneath them.

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Facilities/Maintenance (continued)

We have not received a quote for replacing roughly 200 feet of mastic in the concrete near the tennis courts and outside kitchen.

We have a two-item quote for repair of damaged concrete from Firestone Builders in the amount of \$17,350. All concrete work is deferred at this time. In addition, the trellis project is deferred until the fall.

Recreation/Social

Lil Green reported no social gatherings are allowed due to state, county and city orders.

Community Center Manager's Report

Myrna Estremera reported she has been preparing for the reopening of the EVCC to include: COVID-19 committee meetings; hiring and training hourly staff; purchasing cleaning and sterilizing supplies; ordering signage from various vendors; and creating and developing the Safe Reopening Plan, signage; material for the website, training material, reservation forms etc.

Only two reservations have been made for the tennis courts which open July 27, 2020.

OLD BUSINESS

None

NEW BUSINESS

None


DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for August 18, 2020, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:52 p.m. (Kersey/Hebert).

Prepared by:
Elite Community Management and Shirl Troxel


Shirl Troxel, Secretary
Eastview RB Community Center Board of Directors

August 18, 2020

Date