



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

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

September 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
	Pat Chenet	Director-at-Large/Landscape
<u>DIRECTORS ABSENT:</u>	Nemira Stauskas	Director-at-Large/Recreation/Social
<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 4:04 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the August 20, 2019 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the August 20, 2019 regular meeting minutes. (Denlinger/Dudgeon)

ARCHITECTURAL REVIEW COMMITTEE (ARC)

The Board reviewed the ARC report. It was noted that one item is under review by ARC for repairs that were made to a unit. In addition, five ARC requests were approved.

MEMBER PARTICIPATION

An owner commented on the lack of earthquake insurance for one of the communities.

BOARD MEMBER REPORTS

President's Report:

Garry Denlinger informed the Board that Art Barsell passed away and there will be a Celebration of Life on September 20th at the EVCC Clubhouse.

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The Board discussed updating the Eastview RB Community Center Rules & Directory early next year. The Board was asked to review the 2018-2019 version and provide input at the Board meeting scheduled for November 19th.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the printing of the Eastview RB Community Center Rules & Directory at a cost not to exceed \$1,500. (Denlinger/Hebert)

Secretary/Correspondence

No correspondence was distributed.

Treasurer/Budget and Finance

John Kersey reviewed the delinquent homeowner's accounts with the Board and a summary of the August 31, 2019 financials. He asked management to review water costs to ensure the accrual for water is correct and to report back at the next meeting. John also reported that reserves remain funded at 99.5%.

The Board agreed to send certified letters to home owners with past due balances of less than \$25. Many owners are paying the old assessment rate of \$77. The new rate of \$79 went into effect July 1, 2019.

Vice President Report/Personnel

Tom Dudgeon reported that staff is performing their duties without any issues.

Landscaping

Pat Chenet reviewed the landscape report with the Board. She reported Union Tree Service trimmed the Willow trees around the pool area, the Magnolia tree near the spa and the Coral tree in front of the EVCC for a cost of \$1,700. Green Tech adjusted the irrigation system to reduce watering by one day per week now that the weather has cooled off.

Facilities/Maintenance

David Hebert reported Colossus Painting is still not finished with work to tennis court #2 and Zech Plumbing removed and reinstalled one of the outside shower valves. One of the patio umbrella poles broke and hit a resident on the head; no injuries were reported. As a result of the broken umbrella pole, Myrna purchased four new patio umbrellas with metal poles and cranks. Seven additional patio umbrellas with metal poles and cranks need to be purchased.

Upon a motion duly made, seconded, and unanimously carried, the Board approved purchasing seven additional patio umbrellas with metal poles and cranks at a cost not to exceed \$1,100 to be paid from reserve account 5430. (Hebert/Chenet)

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David also reviewed four quotes he received for reconstruction of the North Trellis with Alumawood (an aluminum that has been embossed, painted and manufactured into shapes that resemble wood). The Board discussed various design options. Based on the selected design, David will request updated quotes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved having a solid insulated cover for the trellis with a peak design and to match the color as close as possible to the stucco -- at a cost not to exceed \$16,500 -- to be paid from reserve account 5320. (Hebert/Troxel).

David noted the tennis ball machine is out of commission. Myrna reported she has already ordered a new part from the manufacturer.

Davis is reviewing damage and repair options to the grout in the spa area.

Recreation/Social

The Board discussed the upcoming October 5th BBQ social. Myrna advised the Board that over 50 members have signed up. In addition, non residents will be charged \$10 per person for this event.

The Board discussed the October 4th and 18th happy hour coverage by the Board. The happy hour scheduled for October 4th is cancelled as the BBQ is the following day. Shirl Troxel will host the October 18th happy hour.

Community Center Manager's Report

Myrna Estremera reminded the Board of her vacation schedule for October and November. In addition Myrna reported there were two clubhouse events in August and the ping pong table has been repaired.

OLD BUSINESS

Surveillance Cameras

The Board agreed to research wireless camera systems for the clubhouse.

NEW BUSINESS

None

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for October 15, 2019, at 4:00 p.m. In addition, the Board tentatively agreed to the following dates for the holidays: November 19th, December 17th and January 21, 2020.

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ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:42 p.m. (Kersey/Hebert).

Prepared by:
Elite Community Management and Shirl Troxel



October 15, 2019

Shirl Troxel, Secretary
Eastview RB Community Center Board of Directors

Date

Approved