



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

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

August 18, 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
Owners Present:	Vicki Owen, Jerry Munger, Bill Green, Anthony Ekpenyong and Greg and Karen Kritzer

CALL TO ORDER

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

ORGANIZATIONAL

The Board discussed election results.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the officers as follows: Garry Denlinger President; Tom Dudgeon Vice President; Shirl Troxel Secretary; John Kersey Treasurer; Pat Chenet Director-at-Large/Landscape; David Hebert Director-at-Large/Facilities/Maintenance; and Lil Green Director-at-Large/Recreation/Social. (Troxel/Kersey)

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the July 21, 2020 regular meeting minutes and the July 28, 2020 executive session meeting minutes.

EASTVIEW RB COMMUNITY CENTER
Board of Directors Meeting – August 18, 2020
Page 2

Upon a motion duly made, seconded, and unanimously carried, the Board approved the July 21, 2020 regular meeting minutes as written. (Troxel/Kersey)

Upon a motion duly made, seconded, and unanimously carried, the Board approved the July 28, 2020 executive meeting minutes as written. (Troxel/Hebert)

ARCHITECTURAL REVIEW COMMITTEE (ARC)

The Board was provided a written copy of the ARC Report. Eight applications were approved and one application received conditional approval.

MEMBER PARTICIPATION

Vicki Owen asked about the possibility of using the meeting room for the stretch class as it is so hard to meet outside on very warm days. Garry advised Vicki the COVID-19 Committee (Committee) will continue to reevaluate her request.

Anthony Ekpenyong asked about opening the EVCC pool on weekends. Garry advised Anthony based on current employee requirements due to COVID-19, we are unable to open the facilities on weekends. The Committee will continue to review this issue.

BOARD MEMBER REPORTS

President's Report:

Garry Denlinger reviewed the Board's COVID-19 concerns and discussed a potential plan to expand pool hours one additional evening a week during September 2020.

Secretary/Correspondence

Shirl Troxel discussed the need to create an electronic mail consent form for use by the EVCC Board to be able to communicate with residents in a timely manner. Garry asked Shirl to work with Chris Hodge to create the form and provide a mockup to the Committee for review. To help get COVID-19 related information to the residents in a timely manner, Myrna received approval to use her Ad Hoc Email Distribution List to communicate COVID-19 updates with the residents -- in addition to posting communications on the website and on the bulletin board outside the EVCC.

Treasurer/Budget and Finance

John Kersey reviewed the July 31, 2020 financials with the Board. Expenses for July 2020 showed a deficit of \$7,000 due to COVID-19 expenses that included the purchase of cleaning and sterilizing supplies; signage from various vendors; website update; and COVID-19 legal fees. Reserves are funded at 96.2%.

Vice President Report/Personnel

Tom Dudgeon stated he and Garry met with Myrna for her annual performance review and current year salary plan. In particular, they acknowledged Myrna's exceptional dedication and leadership prior to and during the COVID-19 reopening process. He mentioned employees have adapted well to their expanded COVID-19 responsibilities.

EASTVIEW RB COMMUNITY CENTER
Board of Directors Meeting – August 18, 2020
Page 3

Landscape

Pat reviewed her written report with the Board. The battery operated controller on the berm has malfunctioned and needs to be replaced. This device controlled three valves. Unfortunately no manufacturer makes a standalone battery controller like the one we have now; they are being replaced by solar. Green Tech installed a temporary device to operate each valve until a replacement is approved. They submitted two proposals as follows:

Install a solar controller to replace our existing controller for a total cost of \$1,220 (\$860 for the controller and solar kit, and \$360 for eight hours of labor).

Install battery operated devices for a cost of \$920. These devices will be operated by two AA batteries which will need to be replaced every 6-8 months.

Upon a motion duly made, seconded, and unanimously carried, the Board approved \$920 for replacement of the battery operated controller on the berm to be paid from reserves. (Chenet/Troxel)

Facilities/Maintenance

David reviewed his written report with the Board.

Kitchen project: work is complete in the main kitchen. The small kitchen is complete except the new roll-up door came without a crank mechanism to open and shut it. After several board members and residents expressed doubts about using the door, the vendor agreed to replace the door at their cost.

Spa project: Aquaspecs Inc. completed the spa fiberglass project on August 15th. They will fill the spa August 18th.

New project: we received a quote from a contractor to clean the tile and grout in both kitchens for \$600.

Upon a motion duly made, seconded, and unanimously carried, the Board approved \$600 to clean and seal the tile and grout in both kitchens. (Hebert/Troxel)

Concrete repair: 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. David will determine expiration of the quote.

1. \$1,350 to replace the concrete curb next to the Agona tree by the pool (the same culprit that bent the iron fence). This includes installing a root barrier.
2. \$16,000 to replace four sections of concrete around the pool and court area (roughly 525 sq. ft.).

EASTVIEW RB COMMUNITY CENTER
Board of Directors Meeting – August 18, 2020
Page 4

Facilities/Maintenance (continued)

David received a new proposal from Aquaspecs Inc. for \$8,475 to replace approximately 465 sq. ft. of concrete, including 12 ft. mow strip, removal of tree roots, and installation of root barrier. This is the same area and quote provided in the previous proposal. This is a good quote, but it was agreed to hold up on concrete work to avoid any further disruption of the facility.

We received a quote to replace roughly 200 feet of mastic in the concrete near the tennis courts and outside kitchen.

Upon a motion duly made, seconded, and unanimously carried, the Board approved \$1,100 for Aquaspecs Inc. to replace mastic in several locations around the center to be paid by reserves. (Hebert/Kersey)

Trellis project: deferred until the end of summer.

Recreation/Social

Lil Green stated that she had no report at this time. She has a plan for social gatherings once the county approves them.

Community Center Manager's Report

Myrna Estremera stated that they are trying to maximize use of the facility as much as possible under state, county and city regulations during the COVID-19 pandemic. She also discussed the possibility of donating the piano in the clubhouse that is not being used to a worthy charitable cause. It was agreed to post a notice on the clubhouse bulletin board and email the owners for their comments.

OLD BUSINESS

None

NEW BUSINESS

None

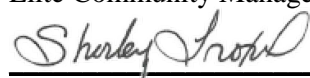
DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for September 15, 2020, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:31 p.m. (Kersey/Hebert).

Prepared by:
Elite Community Management and Shirl Troxel



Shirl Troxel, Secretary
Eastview RB Community Center Board of Directors

September 15, 2020

Date