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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**

**November 17, 2020**

**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
	Pat Chenet	Director-at-Large/Landscape
<b><u>DIRECTORS ABSENT:</u></b>	Lil Green	Director-at-Large/Recreation/Social
<b><u>OTHERS PRESENT</u></b>	Chris Hodge	Elite Community Management
	Myrna Estremera	Community Center Manager
	Owners Present:	None

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**CALL TO ORDER**

The meeting was called to order by Board President Garry Denlinger at 4:00 p.m. via zoom.

**APPROVAL OF PREVIOUS MEETING MINUTES**

The Board reviewed the October 20, 2020 regular meeting minutes and the November 2, 2020 executive meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the October 20, 2020 regular meeting minutes as written. (Troxel/Kersey)**

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the November 2, 2020 executive meeting minutes as written. (Troxel/Kersey)**

**ARCHITECTURAL REVIEW COMMITTEE (ARC)**

No ARC applications were received in October so the November ARC meeting was cancelled.

**MEMBER PARTICIPATION**

None

**BOARD MEMBER REPORTS**

President's Report

Garry Denlinger discussed AB 3182; there were no implications for the EVCC. Garry advised the Board he informed Patio 1, Patio 11 and Duplex Board presidents of this new legislation and implications for their associations.

Covid Update

The Board discussed implications for the EVCC as the County of San Diego moved to the COVID-19 purple phase. The only area of concern is the Stretch Class. They will not be allowed to move indoors when daytime temperatures drop as indoor activities are not permitted while the County of San Diego is in the purple phase. The Board agreed to keep a lookout for changes made by the State of CA and County of San Diego.

The Board discussed the pros and cons of purchasing a sanitizing sprayer.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the cancellation of an order for a sanitizing sprayer. (Kersey/Troxel)**

Secretary/Correspondence

Shirl Troxel indicated correspondence was sent to an owner advising the individual that upon advice of the EVCC attorney our policy of “no guests in the EVCC” will remain in effect due to COVID-19 concerns.

The Board reviewed the Consent for Delivery by Electronic Mail Transmission and Opt Out forms. The forms will be sent via U.S mail to all EVCC owners in a separate mailing.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the newly created Consent for Delivery by Electronic Mail Transmission and Opt Out forms. (Troxel/Hebert)**

Treasurer/Budget and Finance

John Kersey reviewed the financials with the Board. He noted that the EVCC is slightly over budget for the fiscal year due to Covid-19 related expenses. John reviewed current expenses and the delinquent accounts report with the Board. Reserves are funded at 99.6%.

Vice President Report/Personnel

Tom Dudgeon advised the Board that Myrna will complete employee reviews by November 28<sup>th</sup> and will determine employee compensation increases after consultation with Garry and Tom. Josh Keatley has been performing his added responsibilities well during his probationary period. No employee performance concerns were discussed and all shifts were successfully scheduled.

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Landscaping

Pat Chenet reviewed her written report with the Board. She advised the Board Scripps Ranch Backflow performed the annual testing of our three backflow valves for a cost of \$165. All are functioning properly. Green Tech will replace dying Cordylines potted in front of the clubhouse for no cost. In addition, Green Tech reseeded the lawns with rye grass for \$495. Green Tech will also plant two Pygmy Palms, donated by Elite Community Management, in the front triangles on either side of the EVCC front walk.

Facilities/Maintenance

David Hebert reviewed his written report with the Board. He stated that a spa jet motor is in need of replacement at a cost of \$550.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved \$550 for a spa jet motor to be paid from reserves. (Hebert/Kersey)**

The kitchen rollup door is still in process of being repaired; the motor should be installed soon.

New signs have been installed in the parking lot at a cost of \$103.

David discussed camera surveillance for the parking lot and the spa as well as a motion detector and door sensor for the office. He is waiting for proposals from ADT.

Recreation/Social

In Lil's absence Myrna Estremera reported the Halloween Trunk or Treat drive through event was enjoyed by the community. Myrna and Lil have started working on a holiday event for the community. The budget for the event is \$300.

Community Center Manager's Report

Myrna Estremera reviewed her written report with the Board and stated there have been no significant issues over the last month. Myrna was able to find an organization that wanted the EVCC piano.

Myrna provided a status update on the revision of the EVCC Rules & Directory. It was agreed to have it printed January, 2021.

**OLD BUSINESS**

None

**NEW BUSINESS**

None

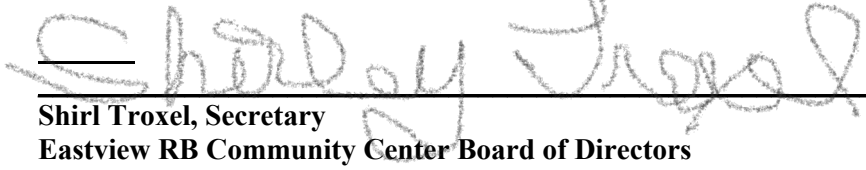
**DATE OF NEXT MEETING**

The next Board of Directors meeting is tentatively scheduled for December 15, 2020, at 4:00 p.m. Garry will call for agenda items in early December. If none are identified, the next meeting will be scheduled for January 19, 2021.

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:26 p.m. (Kersey/Hebert).**

Prepared by:  
Elite Community Management and Shirl Troxel

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

**January 19, 2021**

**Date**