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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**

**September 15, 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:	Jenna Unis, Kim Reidy and Molly Nelson

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**CALL TO ORDER**

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

**APPROVAL OF PREVIOUS MEETING MINUTES**

The Board reviewed the August 18, 2020 regular meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the August 18, 2020 regular meeting minutes as written. (Troxel/Kersey)**

**ARCHITECTURAL REVIEW COMMITTEE (ARC)**

The Board was provided a written copy of the August 8, 2020 ARC Report. Ten applications were approved and one was tabled.

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**MEMBER PARTICIPATION**

Jenna Unis was concerned about the tone of emails being sent to the membership. She asked if she can assist the Board with communications. Kim Reidy discussed scheduling of the pool reservations as she missed one of hers. The residents present at the meeting requested that the EVCC open on weekends and discussed the advantage of making and cancelling reservations on-line.

**BOARD MEMBER REPORTS**

President's Report:

Garry Denlinger reviewed the COVID-19 Committee concerns with the Board to include their September 11, 2020 report and decision regarding “no shows and no cancellation calls.”

In addition, Garry discussed a letter from an owner regarding an issue of children using the parking lot area to ride bikes, skate boards, etc. Myrna discussed the situation with several parents advising them of Eastview's Directory & Rules, Section L: Congregating in the parking lot or perimeter areas is not permitted. Skateboarding, rollerblading, or any such activity is prohibited. Garry will discuss this situation with our attorney to determine liability if the situation occurs when the EVCC is closed.

Secretary/Correspondence

No correspondence was distributed since the last Board meeting.

Treasurer/Budget and Finance

John Kersey reviewed the August 31, 2020 financials with the Board. He reported that the Association is in a healthy financial condition and reserves are funded 97.2%.

He noted that additional staff is on duty due to COVID-19 requirements. Because the EVCC is closed on weekends, staffing costs haven't gone up. John also discussed fiscal year 2019-2020 expenses that were inadvertently included in this year. John will transfer them to the correct fiscal year.

Vice President Report/Personnel

Tom Dudgeon reported all shifts were successfully scheduled and there were no employee performance concerns.

Landscape

Pat Chenet reviewed her written report with the Board. Three battery operated controllers were installed on the berm and they are working properly. Also, annual plants were added to the pots in front of the clubhouse as well two hanging baskets near the small kitchen for a total cost of \$45.

Over the weekend a vehicle drove over the lawn in front of the parking lot and dug up some of it. Green Tech feels the best solution is to fill the ruts with dirt and reseed the damaged area. Myrna placed a report with the SDPD on 9/14/2020. The Board discussed possible solutions: strategically place boulders on the lawn area to prevent people from driving on it; install barriers at both entrances to the parking lot; install a security camera system. Garry will discuss any adverse consequences of installing a security camera system at the entrance with the EVCC attorney.

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Facilities/Maintenance

Dave Hebert reported that we are still waiting for the contractor to install a crank mechanism in the small kitchen roll-up door. The door manufacturer thinks a crank can be retrofitted onto the existing door and is providing a parts list to our contractor.

The cleaning of the tile and grout in both kitchens is complete. We also added both outdoor restrooms for an additional \$50 over the approved amount of \$600.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved an additional \$50 to clean and seal the tile and grout of both bathrooms. (Hebert/Kersey)**

Aquaspecs completed replacing roughly 200 feet of mastic in the concrete near the tennis courts and outside kitchen.

David reported both pool heaters required new display circuit boards. Our pool contractor replaced them for a total cost of \$215 to be paid from the operating budget. Our pool contractor also provided a Life Ring in the spa area for a cost of \$100.

The Board discussed the timing of replacing/repairing the two trellis's and undertaking the concrete projects. It was agreed to defer the work until the winter or spring.

Recreation/Social

Lil Green stated that she has no report at this time as gathering of any kind are not permitted due to COVID-19.

Community Center Manager's Report

Myrna Estremera reported that the health department showed-up 9/11/2020 to perform their annual pool and spa inspection and to verify the EVCC was open and complying with all Covid19 regulations (Safe Reopening Plan, social distancing, masks, spa closed, and proper signage). We passed with an A+++.

The Inspector was very impressed with our spa remodel. They only thing we need to do is add a lifesaver ring to the spa area.

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**DATE OF NEXT MEETING**

The next Board of Directors meeting is scheduled for October 20, 2020, at 4:00 p.m.

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:29 p.m. (Kersey/Hebert).**

Prepared by:  
Elite Community Management and Shirl Troxel



October 20.2020

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

**Date**

Approved