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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**

**May 19, 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
Teri Denlinger	Architectural Review Committee Co-chair

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**CALL TO ORDER**

The meeting was called to order by Board President, Garry Denlinger at 4:01 p.m. by conference call.

**APPROVAL OF PREVIOUS MEETING MINUTES**

The Board reviewed the April 21, 2020 regular meeting minutes and the May 12, 2020 executive session meeting minutes.

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

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the May 12, 2020 executive session meeting minutes as written. (Troxel/Kersey)**

**ARCHITECTURAL REVIEW COMMITTEE (ARC)**

Teri Denlinger reviewed the ARC written report with the Board. Eight applications were approved and one was tabled for Duplex Board approval signatures. One application was resolved as the homeowner removed metal panels -- per ARC's request.

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**MEMBER PARTICIPATION**

A homeowner was present to question the Board about a potential opening date of the Community Center. Garry explained to the member that the Board will wait until applicable jurisdictions lift their stay closed orders.

**BOARD MEMBER REPORTS**

President's Report:

Garry Denlinger discussed covid-19 issues as related to HOAs. He noted that the county supervisors meeting was held today and stated pools remain closed at this time.

In addition, Garry discussed details of the annual meeting scheduled for July 21, 2020. Materials for homeowner packets will be finalized and mailed to owners next week. Directory and Architectural Rules which were reviewed by the Board January, 2020 were discussed. It was agreed to send updated Section M of the EV Rules and Directory with the annual homeowner packet. Garry will be in contact with the Inspector of Election this week to discuss details of the election.

**Upon a motion duly made, seconded, and unanimously carried, the Board agreed to hold the Annual Meeting on July 21, 2020 and use the front entrance of the EVCC and the parking lot for the meeting. The Board will sit on stairs at the entrance and owners will provide their own chairs and sit in the parking lot or on the grass. Owners can also participate via conference call. Social distancing will be observed. (Denlinger/Troxel)**

Secretary/Correspondence

No correspondence was distributed since the last Board meeting.

Treasurer/Budget and Finance

John Kersey reviewed the April 30, 2020 financials and bank statements for the reserve accounts.

John discussed the operating fund and the need to transfer \$60,000 from reserves to the operating fund for the kitchen remodel and spa decking projects. David Hebert stated that a \$10,000 progress payment will need to be made in the next week for the kitchen remodel project.

John discussed the 2020-2021 proposed budget and recommended an increase of \$6 in monthly HOA dues from \$79 to \$85 per month per owner. The reasons for the increase include: minimum wage increase, the rate for sewer and water has increased, and implementation of SB 323 requirements (new law governing various aspects of HOA governance that will, if it stays in effect, cause significant cost increases next year and on a continuing basis). Reserves are funded at 104.2%. This figure will be adjusted to approximately 90% after reserve funds are transferred to the operating fund.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the 2020-2021 Budget with a monthly increase of \$6 from \$79 to \$85 effective July 1, 2020. (Kersey/Hebert)**

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Vice President Report/Personnel

Tom Dudgeon reported there were no personnel issues.

Landscaping

Pat Chenet reviewed her written report with the Board. She noted tree roots are lifting concrete in three locations within the Community Center. Green Tech has submitted a proposal of \$1,300 to remove the roots and repair the concrete.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved Green Tech's proposal to remove the concrete, install a root barrier, add sod and modify the irrigation for \$1,300 -- to be paid from landscape maintenance. (Chenet/Hebert)**

Facilities/Maintenance

David Hebert reviewed the spa brick repair project with the Board. The Board originally authorized \$13,000 for the project but an additional \$1,720 was needed to pour a new section of concrete outside the spa gate and identify and repair a leaking jet. There is another issue with the spa; plaster is peeling along several feet of the bench and wall surface. David will do further investigation and provide an update at the June Board meeting.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved \$1,720 for emergency work to the spa. (Hebert/Kersey)**

David reported the kitchen remodel project is proceeding rapidly. After considerable discussion the Board agreed to remove the dish washer from the large kitchen and replaced it with a beverage cooler; and replace the range hood in the large kitchen with a stainless steel one. Dishwasher plumbing will be capped. The Board agreed that a garbage disposal is not needed for the small kitchen.

David stated that he is still waiting for a quote to replace roughly 200 ft of mastic in the concrete near the tennis courts and small kitchen. The trellis project is deferred until the end of the summer.

Recreation/Social

Lil Green reported all happy hours have been cancelled until further notice.

Community Center Manager's Report

Myrna Estremera reviewed her written report with the Board. She has assisted David with the spa brick repair and kitchen remodel projects. Additionally she has been monitoring the center daily for maintenance/landscape issues and vandalism. The Board discussed sanitizing of the Community Center prior to reopening the facility.

**OLD BUSINESS**

None

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**NEW BUSINESS**

None

**DATE OF NEXT MEETING**

The next Board of Directors meeting is scheduled for June 16, at 4:00 p.m.

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:52 p.m. (Kersey/Hebert).**

Prepared by:  
Elite Community Management and Shirl Troxel



June 16, 2020

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

**Date**

Approved