



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

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

**January 23, 2024**

**MINUTES**

**DIRECTORS PRESENT:** Garry Denlinger President  
Tom Dudgeon Vice President/Personnel  
Pat Armstrong Secretary  
John Kersey Treasurer  
David Hebert Director-at-Large/Facilities/Maintenance  
Pat Chenet Director-at-Large/Landscape

**DIRECTORS ABSENT:** Marlene Lloret Director-at-Large/Social

**OTHERS PRESENT** Chris Hodge Elite Community Management  
Myrna Estremera On-Site Manager

**CALL TO ORDER**

The meeting was called to order by Board President, Mr. Denlinger, at 4:00 p.m.

**APPROVAL OF PREVIOUS MEETING MINUTES**

The Board reviewed the November 28, 2023 regular meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the November 28, 2023, regular meeting minutes as written. (Armstrong/Kersey)**

**ARCHITECTURAL REVIEW COMMITTEE (ARC)**

Mr. Denlinger reviewed the Architectural Reports for the past two months.

**MEMBER PARTICIPATION**

None

**BOARD MEMBER REPORTS**

**President's Report:**

Hats Off to Volunteers will be held at RB High School, April 27, 2024. Nominations will reviewed at the February Board meeting.

Mr. Denlinger also informed the Board that he and Mr. Kersey reviewed, signed and returned the contract for Elite Management.

**EASTVIEW RB COMMUNITY CENTER**  
**Board of Directors Meeting – January 23, 2024**  
**Page 2**

Secretary/Correspondence

There was no report.

Treasurer/Budget and Finance

The Board reviewed the financial summary prepared by Mr. Kersey. He reviewed and noted that he transferred \$35,000.00 from California Bank and Trust. He is also requested that the Board sign a letter today to move an additional \$35,000.00 from First Citizens money market account.

He reviewed the monthly expenses and the six-month expense report with the Board. He reported that Reserve Expenditures for the year to date are approximately \$50,000.00. All the expenses come out of our Operating Account and the transfers from reserve accounts affect the reimbursement of the Reserve Expenditures.

It was agreed to start working on the Reserve study at the beginning of March 2024.

Vice President Report/Personnel

Mr. Dudgeon reported on Personnel matters. New staff increases in pay were implemented per the last pay period.

Performance reviews and presentations of bonuses were completed for each employee at year end.

Landscaping

An irrigation leak was reported on the lawn between the monument and the parking lot. Our regular crew was unable to locate the origin of the leak. He suggested that an irrigation detection company be called to locate the leak for the crew to dig and repair.

Facilities/Maintenance

Mr. Hebert provided a report to the Board regarding the concrete repairs needed. He reviewed the rafter's replacement on the south trellis.

**Upon a motion duly made, seconded, and carried, the Board approved repairs to the south trellis not to exceed \$19,000.00 to be paid from reserves. (Hebert/Armstrong)**

The iron fence is broken at the attachment of the fence on court 2. Mr. Hebert stated the cost to repair would cost under \$500.00.

Pickleball courts signs were installed. Mr. Hebert noted the wood post was soft. Mr. Hebert will get quotes for replacing the wood.

He reviewed the two quotes for the bathroom remodels. He stated more discussion is needed on the specifics of this project.

Recreation/Social

Ms. Lloret provided a written report for the Board.

The Board discussed Happy Hour participation. Happy Hour for February is cancelled.

It was reported that 45 members have signed up for the February 18, 2024 Pancake Brunch.

The Board discussed the participation of Garden Share Event and its frequency. It was agreed to host Garden Share Event for one hour each quarter.

**EASTVIEW RB COMMUNITY CENTER**  
**Board of Directors Meeting – January 23, 2024**  
**Page 3**

Community Center Manager's Report

Mrs. Estremera provided her report to the Board. She discussed the water bill and she will follow up on it.

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**DATE OF NEXT MEETING**

It was agreed to have an executive meeting on January 30, 2024 at 3:00 p.m.

The next regular meeting is scheduled for Tuesday, February 20, 2024 at 4:00 p.m.

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:58 p.m. (Kersey/Armstrong)**

Prepared by:  
Elite Community Management and Pat Armstrong

Pat Armstrong  
Pat Armstrong, Secretary  
Eastview RB Community Center Board of Directors

2/20/2024  
Date