



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

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

**February 20, 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
Marlene Lloret	Director-at-Large/Social

**DIRECTORS ABSENT:**

Pat Chenet	Director-at-Large/Landscape
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**OTHERS PRESENT**

Chris Hodge	Elite Community Management
Anne Paone	Elite Community Management
Myrna Estremera	On-Site Manager

**CALL TO ORDER**

The meeting was called to order by Board President, Mr. Denlinger, at 4:02 p.m.

**APPROVAL OF PREVIOUS MEETING MINUTES**

The Board reviewed the January 30, 2024, Executive Session minutes and the January 23, 2024 regular meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the January 30, 2024, Executive Session Minutes. (Armstrong/Kersey)**

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the January 23, 2024, regular meeting minutes as written. (Armstrong/Kersey)**

**ARCHITECTURAL REVIEW COMMITTEE (ARC)**

No report.

**MEMBER PARTICIPATION**

None

**BOARD MEMBER REPORTS**

**President's Report:**

Mr. Denlinger reported that the Annual Meeting of EVCC owners will be held on June 25, 2024. He will prepare a notice to be posted. There are four board positions to be filled.

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Hats Off to Volunteers will be held at RB High School, April 27, 2024.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the nomination of Eric Estremera for Hats Off to Volunteers. (Denlinger/Dudgeon)**

Secretary/Correspondence

There was no report.

Treasurer/Budget and Finance

The Board reviewed the financial summary prepared by Mr. Kersey. He reviewed accounts receivable. He discussed the budget and reserves with the Board.

Mr. Denlinger discussed the delinquent accounts that owe \$1.00 or less.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the reversal of any delinquent amounts of \$1.00 or less. (Denlinger/Dudgeon)**

The Board discussed the advantages of using ACH through Elite Online. Mr. Hodge reported that he can send out account histories advising owners of the amount owed on their accounts. The Board agreed to have Mr. Hodge send out the notices.

Vice President Report/Personnel

No report.

Landscaping

Although not in attendance, Ms. Chenet sent a report stating that there were no updates due to the inclement weather.

Facilities/Maintenance

Mr. Hebert updated the costs to rebuild the south trellis and install new lights. Last month the Board approved \$19,000 NTE. Build Construction quoted \$16,045 to rebuild trellis. The cost for lights is \$1,578. This puts total cost at \$18,223. This will be paid from Reserves.

He received proposals to replace the front iron fence by court 2 and parking lot. Sam's Fence quoted \$3,000.

**Upon a motion duly made, seconded, and carried, the Board approved the replacement of the front iron fence not to exceed \$3,000.00. (Hebert/Denlinger)**

The Board discussed proposals to replace four restroom faucets.

**Upon a motion duly made, seconded, and carried, the Board approved the replacement of the four restroom faucets not to exceed \$1,500.00. (Hebert, Armstrong)**

The Board discussed proposals to repair/replace the wooden fencing by court 4. The Board agreed to place this on hold for the March meeting.

The Board will discuss pool restroom remodeling at later a time when there is a more detailed definition of the scope of the work.

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Recreation/Social

Ms. Lloret reported that the Valentine Pancake Brunch was sold out. It was held on February 18<sup>th</sup>. Unfortunately, at the last minute, some owners did not attend. It was too late to contact people on the waiting list.

The second annual Easter community event combined with the Garden Share event is to be held on March 23<sup>rd</sup> from 4 to 5pm. EVCC will be closed at 3pm.

Mr. Hebert volunteered to host Happy Hour on March 15.

Community Center Manager's Report

Ms. Estremera reported that she has received the rebate in the amount of \$7,600 for the pool cover. She has put the money into the pool reserves.

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next regular meeting is scheduled for Tuesday, March 19, 2024 at 4:00 p.m.

ADJOURNMENT

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:53 p.m. (Kersey/Hebert)**

Prepared by:  
Elite Community Management and Pat Armstrong

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

3/19/24

Date