



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

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

April 16, 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
Pat Chenet	Director-at-Large/Landscape

DIRECTORS ABSENT: None

OTHERS PRESENT

C. Hodge & A. Paone	Elite Community Management
Myrna Estremera	On-Site Manager

CALL TO ORDER

The meeting was called to order by Board President, Mr. Denlinger, at 4:14 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the March 19, 2024 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the March 19, 2024, regular meeting minutes as written. (Armstrong/Hebert)

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Approval for touch-up paint.

MEMBER PARTICIPATION

Mr. Kersey, speaking as a member, stated the Ladies Tennis Team expressed their appreciation to everyone. Mr. Denlinger commented that there was appreciation all around.

BOARD MEMBER REPORTS

President's Report:

Mr. Denlinger reported the Hats Off to Volunteers event will be held on April 27, 2024 at the RB High School Performing Arts Center. He invited everyone to attend and support Eric Estremera. He will be creating a document to post regarding the Annual Meeting.

Secretary/Correspondence

There was no report.

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Treasurer/Budget and Finance

Mr. Kersey reported there are a few accounts that are overdue. Facilities/Maintenance was under budget. Landscape was under budget. Electric and water were over budget. The Reserves are 93.6% funded.

He reviewed the 2024-2025 preliminary budget. Some items increased and a few decreased. A discussion was held regarding decreasing some insurance coverage, as it was not deemed necessary.

Upon a motion duly made, seconded, and carried, the Board approved accepting the insurance policy as written with a decrease in liability to \$1.2 million and D&O to \$1 million. This will save \$395.00. (Hebert/Armstrong)

Mr. Kersey recommended an increase to the budget of 15%. The monthly dues will increase from \$100 to \$115.00.

Upon a motion duly made, seconded, and carried, the Board approved the new budget as proposed. (Hebert/Armstrong)

Vice President Report/Personnel

Mr. Dudgeon reported that Pauline Parica submitted her resignation effective April 5, 2024. John Fernandez has been filling in for Pauline's former Sunday a.m. schedule. Mrs. Estremera and Mr. Dudgeon interviewed Trey Bowen on April 11 for a substitute worker position to fill in when regular staff are unavailable. His employment is effective April 16, with training beginning that date.

Landscaping

Ms. Chenet reported the irrigation leak has been repaired. A valve near the parking lot is broken. Green Tech will do the repair. Green Tech has merged with another landscape company. The current monthly maintenance fee of \$2,500 per month will remain the same. Green Tech will add another bougainvillea to the front wall to deter climbers.

Facilities/Maintenance

Mr. Hebert reported they have received three quotes for wood replacement, plus chain link fencing and windscreens on courts #1 and #4. The quotes were reviewed. Mr. Hebert proposed that they go with metal posts. This is the only option to save future wood repair costs. The Board agreed, pending ARC approval and costs, including cost of electrical.

Mr. Hebert reported they have received three quotes for remodeling the outside shower. One quote did not include the hot mop option. He and Mrs. Estremera thought Big Build would be the best choice as they have all the trades people in house and the others use subs. There was some discussion.

Upon a motion duly made, seconded, and carried, the Board approved the proposal from Big Build, but with a NTE of \$22,000. (Hebert/Kersey)

Mr. Hebert reported there was some damage to court #3. The metal hold-down for the net is broken. There is a more serious saucer-sized divot in the court surface, which could be a tripping hazard. The Board agreed to these repairs at a cost of \$500. The Board had decided to increase the court life from 12 years to 14 years, and to consider resurfacing the courts next year.

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Recreation/Social

Mrs. Lloret reported Happy Hour is this Friday. Mrs. Lloret will host the May 17 Happy Hour.

Community Center Manager's Report

Mrs. Estremera submitted the April Manager's Report.

OLD BUSINESS

None

NEW BUSINESS

There was a brief discussion to increase the Board member discretionary spending limit from \$500 to \$600 due to inflation.

Upon a motion duly made, seconded, and carried, the Board approved increasing the Board member discretionary spending limit from \$500 to \$600. (Hebert/Kersey)

DATE OF NEXT MEETING

The next regular meeting is scheduled for Tuesday, May 21, 2024 at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:09 p.m. (Kersey/Hebert)

Prepared by:

Elite Community Management and Pat Armstrong

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

5/21/2004
Date