



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

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

September 19, 2023

MINUTES

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

DIRECTORS ABSENT: Pat Chenet Director-at-Large/Landscape
Garry Denlinger President
Marlene Lloret Director-at-Large/Social

OTHERS PRESENT Chris Hodge Elite Community Management
Elizabeth Craven Elite Community Management
Myrna Estremera On-Site Manager
Vicki Owen Owner
Pickleball Reps Owners

CALL TO ORDER

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

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the July 18, 2023 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the July 18, 2023, regular meeting minutes as written. (Armstrong/Kersey)

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Mr. Dudgeon reported on the Architectural Meeting.

MEMBER PARTICIPATION

Mrs. Owen presented a report to the Board regarding the new rule change for the use of tennis and pickleball courts that allows the owners to bring 3 guests per household. She requested that the Board consider changing the rule to 3 guests per member of each household. The Board and members discussed the need for a reasonable rule regarding pickleball guest requirements.

The Board asked Mrs. Owen to submit the request in writing for Board review.

BOARD MEMBER REPORTS

President's Report:

There was no report.

Secretary/Correspondence

There was no report.

Treasurer/Budget and Finance

The Board reviewed the financial summary prepared by Mr. Kersey. He reviewed the Operating Cash, Reserves, Investments, and Cash. He noted that Reserve as of August 31, 2023 is funded at 95.9 percent.

Mr. Kersey requested that the Board approve allowing the Women's Tennis League to continue for the 2023-2024 year.

Upon a motion duly made, seconded and unanimously carried, the Board approved allowing the Women's Tennis League to continue for the 2023-2024 year. (Kersey/Armstrong)

Vice President Report/Personnel

Mr. Dudgeon noted that the center hired a new employee to replace the employee who has matriculated to college.

Landscaping

The Board reviewed an estimate to repair the area damaged by installing the new drain near the tennis courts.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the landscape proposal for the replanting for the drain area at a cost of \$3,200.00 to be paid from reserves. (Hebert/Kersey)

Facilities/Maintenance

Mr. Hebert provided a report to the Board regarding the deterioration of the south trellis and the need for immediate action due to a safety hazard.

Upon a motion duly made, seconded, and unanimously carried, the Board approved repairing the wood sections of the trellis out of reserves at the cost of \$2,500.00. (Hebert/Kersey)

He reviewed quotes for the remodel of the two restrooms. He is waiting for more quotes and suggested deferring the decision to the next meeting.

Recreation/Social

Happy Hour October 20th cancelled due to Fall Party

Update on "End of Summer Party" on August 25th

Ms. Estremera reported that there were 81 attendees for the End of Summer Party.

Fall Party Friday October 27th from 6pm to 9pm, paid by attendees.

Halloween Trunk-or-Treat Sunday October 29th in EVCC Parking Lot.

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Upon a motion duly made, seconded, and unanimously carried, the Board approved closing the facilities on October 29, 2023 at 3:00 p.m. (Dudgeon/Kersey)

Community Center Manager's Report

Ms. Estremera reported on the updates to the website and updates to sub associations websites.

Upon a motion duly made, seconded, and unanimously carried, the Board approved not charging the Duplex sub association \$285.00 for updating their website as per request by Richard Goodman, Duplex president.

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next regular meeting is scheduled for Tuesday, October 24, 2023 at 4:00 p.m.

Upon a motion duly made, seconded, and unanimously carried, the next regular is scheduled for Tuesday, October 24, 2023 at 4:00 p.m. (Dudgeon/ Kersey)

ADJOURNMENT

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

Prepared by:
Elite Community Management and Pat Armstrong

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

10/24/2023
Date