



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

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

November 28, 2023

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

Chris Hodge	Elite Community Management
Myrna Estremera	On-Site Manager
5 Homeowners	

CALL TO ORDER

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

Upon a motion duly made, seconded, and unanimously carried, the Board approved canceling the December 2023 Board meeting and moving the January meeting to January 23, 2024. (Armstrong/Hebert)

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the October 24, 2023 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the October 24, 2023, regular meeting minutes as written. (Kersey/Armstrong)

The Board reviewed the November 14, 2023 executive meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the November 14, 2023, executive meeting minutes as written. (Armstrong/Hebert)

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Mr. Filson reviewed the Architectural Report with the Board. He asked the Board to present a plan for replacing the trellis on the south side building. He reported his opposition of allowing more guests to use EVCC facilities.

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MEMBER PARTICIPATION

Members discussed the pickleball member rule change request to allow more guests to use the courts. The discussion included members' pros and cons of allowing more guests and a request to have a flexible system to allow owners to bring in additional guests.

BOARD MEMBER REPORTS

President's Report:

The Board discussed the rule request for pickleball member rule change. Rules Page 21, rule 3 second sentence will be revised to read.

Upon a motion duly made, seconded and unanimously carried, the Board denied the change to the guest rules and for rule to read as "a Maximum of 3 guests per member of each household; 2 members per household maximum, with a maximum of four (4) players per court" (Kersey/Hebert)

The Board discussed the process of guests playing pickleball and numbering the courts to help coordinate the use of the facilities.

The Board discussed the new laws passed in 2023.

The Board discussed the employee holiday bonuses.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the employee holiday bonuses per the budget for 2023/2024 fiscal year. (Kersey/Hebert)

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 and reserves investments and cash. He noted that Reserve funded as of October 31, 2023 is 95.4 percent.

Vice President Report/Personnel

Mr. Dudgeon reported on the Personnel matters. The pool covering began on November 1st. The committee will review the holiday bonuses for the staff. The Board discussed the staff working during the repairs to the cement deck. It was agreed to maintain the hours of the center during the repairs.

Landscaping

Ms. Chenet reviewed the landscape report. She noted that the reseeded of the lawn, planting six one-gallon grasses and 3 flax plants. She noted that the annual testing was completed on the three backflow devices.

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Facilities/Maintenance

Mr. Hebert provided a report to the Board about the concrete repairs needed.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the concrete replacement around the pool area and new mastic at the cost of \$12,020.00. (Hebert/Kersey)

The Board discussed the south trellis and the need to come up with a design. The Board discussed having an architect review the design of the south trellis. It was agreed to take a new look at the design and replacement of the south trellis.

The new pool covers were completed and a rebate requested by Ms. Estremera will be sent by SDG&E in the amount of \$7,600.00.

Mr. Hebert discussed the drain issue with the men's room and the matter was resolved at the cost of \$150.00.

He stated that he is putting the bathroom remodels on hold at this time.

Recreation/Social

Ms. Lloret discussed the activities for the next year. She offered to have a Sunday Brunch at the Center in January 2024.

The Board noted that there is no Happy Hour in December 2023. It was agreed to have a Happy Hour in January 2024.

Community Center Manager's Report

Ms. Estremera provided her report to the Board. The Board discussed the seed event at the Center. It was agreed to postpone the seed event until January 2024.

OLD BUSINESS

None

NEW BUSINESS

None

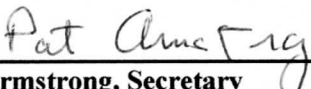
DATE OF NEXT MEETING

The next regular meeting is scheduled for Tuesday, January 23, 2024 at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:35 p.m. (Kersey/Armstrong)

Prepared by:
Elite Community Management and Pat Armstrong



Pat Armstrong, Secretary
Eastview RB Community Center Board of Directors

1-23-24

Date