



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

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

July 16, 2019

MINUTES

<u>DIRECTORS PRESENT:</u>	Garry Denlinger	President
	John Kersey	Treasurer
	Tom Dudgeon	Vice President/Personnel
	Pat Chenet	Director-at-Large/Landscape
	David Hebert	Director-at-Large/Facilities/Maintenance
<u>DIRECTORS ABSENT:</u>	Nemira Stauskas	Director-at-Large/Recreation/Social
	Shirl Troxel	Secretary
<u>OTHERS PRESENT</u>	Chris Hodge	Elite Community Management
	Myrna Estremera	Community Center Manager

CALL TO ORDER

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

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the June 25, 2019 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the June 25, 2019 regular meeting minutes. (Denlinger/Dudgeon)

ARCHITECTURAL REVIEW COMMITTEE (ARC)

The Board reviewed the ARC report. Ten applications were approved, one application was returned to the owner for more information and one was tabled.

MEMBER PARTICIPATION

None

BOARD MEMBER REPORTS

President's Report:

Garry Denlinger discussed earthquake insurance with the Board members and he agreed to contact Michael Clinkenbeard of Farmers Insurance to provide information as well as a quote on their Worker's Compensation policy.

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Secretary/Correspondence

No correspondence was distributed by Shirl Troxel since the last Board meeting.

Treasurer/Budget and Finance

John Kersey noted that he has an engagement letter with Auditor Daniel J. Leonard CPA to perform our annual audit and tax return for the EVCC.

Upon a motion duly made, seconded, and unanimously carried, the Board approved Daniel J. Leonard CPA to perform our annual audit and tax return at a cost of \$1,000. (Kersey/Chenet)

John reviewed the delinquent homeowner's accounts with the Board. He stated there are two owners past due more than 60 days.

In addition, John reviewed a summary of the June 30, 2019 financials. He stated that currently reserves are funded at 97%. He informed the Board that the Association ended the fiscal year with \$40,000 net income due to lower spending in maintenance.

Vice President Report/Personnel

Tom Dudgeon reported he met with EVCC employees for their annual performance reviews and presentation of hourly wage increases. In addition, Tom stated that Myrna received two job applications from prospective hires.

Landscaping

The Board reviewed the report provided by Patricia Chenet. They discussed Green Tech's proposal to plant Pigmy date palms in the two triangle areas (front entrance near the parking lot).

Upon a motion duly made, seconded, and unanimously carried, the Board approved planting two Pigmy date palms in the two triangle areas at the cost of \$845. (Chenet/Dudgeon)

The Board discussed potential berm improvements and agreed to table the issue until it can be reviewed further.

The Board discussed a Brazilian pepper tree on Escala Road; Green Tech and Union Tree Service agreed it is not safe.

Upon a motion duly made, seconded, and unanimously carried, the Board approved trimming and lacing of an unsafe Brazilian pepper tree and camphor tree at a cost of \$770 to be paid out of reserves. (Chenet/Hebert)

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Facilities/Maintenance

David Hebert provided a report to the Board. He reviewed the proposal by Colossus Painting to repair the wood on tennis court 2.

Upon a motion duly made, seconded, and unanimously carried, the Board approved repairs to the wood on tennis court 2 at a cost not to exceed \$6,000 to be paid out of reserves. (Hebert/Kersey)

David stated he is working on quotes for repairs of the north trellis and will report his findings at a future meeting.

Recreation/Social

The Board discussed the August happy hour schedule. It was agreed to have staff handle the August 2nd happy hour and David Hebert will attend the August 16th date, if not, Staff will be present.

Community Center Manager's Report

Myrna Estremera provided a report on the monthly activities of the EVCC. She informed the Board that she is running for honorary Mayor of RB and discussed some activities for the Board to review. There was one clubhouse rental in June. Additionally, Myrna attended a CAI certification course in Association Communications.

OLD BUSINESS

Surveillance Cameras

The Board agreed to table the item.

NEW BUSINESS

None

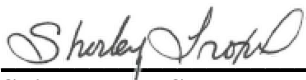
DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for August 20, 2019, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:13 p.m. (Kersey/Hebert).

Prepared by:
Elite Community Management and Shirl Troxel


Shirl Troxel, Secretary
Eastview RB Community Center Board of Directors

August 20, 2019
Date