



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

January 22, 2019

MINUTES

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

CALL TO ORDER

The meeting was called to order by Board President Garry Denlinger at 4:15 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the December 18, 2018 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the December 18, 2018 regular meeting minutes as written. (Troxel/Hebert)

ARCHITECTURAL REVIEW COMMITTEE (ARC)

The ARC did not meet in January.

Garry Denlinger reviewed an outstanding ARC issue with the Board. ARC and the Board have contacted the owners at 18195 Colonnades Place numerous times to re-install grids in their garage door windows. The Board will send a second letter to the property owners and a second Board hearing is scheduled for February 19, 2019. If a satisfactory resolution is not reached, the owners will be assessed a fine of \$100 on February 20, 2019.

MEMBER PARTICIPATION

None

BOARD MEMBER REPORTS

President's Report:

Garry Denlinger reviewed information he has gathered on California AB 2912 that went into effect January 1, 2019. He asked that we table this subject until the February 19, 2019 Board meeting.

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Secretary/Correspondence

No correspondence was distributed since the last Board meeting.

Treasurer/Budget and Finance

John Kersey reviewed the Financial Reports with the Board.

John provided a summary of the December 31, 2018 financials and noted that the EVCC is in a good cash position. He stated that the reserves are funded at 99.5% per the current funding plan in the reserve study.

He reviewed the Delinquent Accounts Aging Report and noted that an owner is over sixty days delinquent. Chris Hodge reported that the owner is getting help with his finances and a payment will be made soon.

Vice President/Personnel

Tom Dudgeon reported there were no staff-related or scheduling issues to report. Tom sent a letter to a homeowner, on behalf of the EVCC Board, that was reviewed at the December 18, 2018 Board meeting.

Director-at-Large/Landscape

Pat Chenet reviewed the monthly Landscape Report with the Board.

The Board discussed irrigation system repairs that were required on an emergency basis on the berm area. The controller and five of eight stations were inoperable. An emergency approval was granted to repair the irrigation system.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the irrigation system repairs on the berm area at a cost of \$2,084 (parts and labor) to be paid from reserves. (Chenet/Kersey)

The Board discussed the 13 diseased/dead pine trees on the berm area due to infestation of bark beetles and lack of irrigation.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the removal of 13 bark beetle infested pine trees on the berm area at a cost not to exceed \$2,000. (Troxel/Hebert)

The Board discussed getting proposals from landscape vendors to maintain the EVCC property.

Pat reported that LandCare will be planting new plants in the six pots near the front entry and replace the plants by the library door. In addition, LandCare submitted a new design plan for the monument. Patio 1 and ARC will need to give final approval.

Maintenance

David Hebert reviewed the monthly Maintenance Report with the Board.

David stated the wrought iron spa gate post will not latch and there are several issues with wrought iron fencing on the property.

Upon a motion duly made, seconded and unanimously carried, the Board approved repairs to the wrought gate post and fencing at a cost not to exceed \$2,000 to be paid out of reserves. (Hebert/Chenet)

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Recreation/Social

Nemira Stauskas provided the status of sign-ups for the Valentine's Party scheduled for February 15th. Forty sign-ups are required to make this event fully funded and there are only 20 paid sign-ups to date.

The Board discussed the use/non-use of the ping pong table. The Board agreed to promote use of the ping pong table via an email blast. The Board discussed the need to ensure the table is being placed in a safe environment for play.

The Board discussed the February happy hour schedule. Nemira Stauskas or Pat Chenet will host the February 1st event. The Board has agreed to allow use of the ping pong table during the EVCC happy hours -- on a test basis.

David Hebert discussed the issue of unaccompanied minors attending events in the meeting room where alcoholic beverages are being served.

Upon a motion duly made, seconded, and unanimously carried, the Board unanimously agreed that no unaccompanied minor shall be present without an individual over 21 when alcoholic beverages are being served/consumed in the clubhouse meeting room. (Hebert/Troxel)

Community Center Manager's Report

Myrna Estremera reviewed the Manager's Report with the Board.

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for February 19, 2019, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:48 p.m. (Kersey/Hebert).

Prepared by:
Elite Community Management and Shirl Troxel



Shirl Troxel, Secretary
Eastview RB Community Center Board of Directors

February 19, 2019

Date