



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

**EASTVIEW PATIO HOMES II ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS**

August 12, 2021

MINUTES

DIRECTORS PRESENT: Ron Filson President
Linda Neidermeyer Secretary
George Gigliotti Vice President/CFO
Karin Pfeiffer Director at Large
Kathy Hebert Director at Large

DIRECTORS ABSENT: None

OTHERS PRESENT Chris Hodge, Elite Community Management and Six Homeowners

CALL TO ORDER

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

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the July 8, 2021 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the July 8, 2021 regular meeting minutes as written.

MEMBER PARTICIPATION

Several homeowners from Devereux attended the meeting to discuss front yard tree trimming. The Board explained that the 2021 trimming was complete and the next review would not occur until 2023-2024. At that time, a future Board would consider the tree maintenance. Elite Management agreed to archive documents they provided for future Board's consideration.

ARCHITECTURAL REPORT

None.

COMMITTEE REPORTS

Landscape

Mr. Filson discussed the landscape walk-thru punch list with the Board. The Board discussed the pine needle clean up and weed reduction. He discussed a dead tree along Escala and will be looked at for removal. The landscaper is monitoring the water usage. He is still recording the water meter usage on a regular basis. The slope walk has been rescheduled due to the heat

He reviewed requests on work to be done by the association. Three requests submitted will be addressed by the Board.

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Bees have been active and creating nests in the irrigation boxes.

The Board agreed to inform homeowners prior to the tree trimming projects and agreed to ask future Boards to review the San Diego Tree Advocacy Handbook.

Financial

Mr. Gigliotti presented the financial results for July 31, 2021:

Cash increased \$45,311 to \$157,730. Almost half of the increase was due to not having to pay the monthly landscaping costs of \$21,630 since no invoice was received, however, the expense was recorded and next month cash will go down significantly because there will be a double payment for landscaping and the water bill will be due. The remaining increase in cash was mainly due to operating income of \$16,811, and an increase of \$7,120 in prepaid dues. Delinquent accounts increased \$825 decreasing cash by that amount and all other activity increased cash \$574.

Current month operating expenses of \$24,488 were under budget by \$870 due to favorable landscape costs.

Year to date operating expenses of \$241,182 were over budget by \$12,117 due to higher water costs of \$19,680 offset by favorable landscape and administrative costs of \$5,583 and \$2,079 respectively with all other activity amounting to \$99 over budget.

Current month operating income was favorable to budget by \$856 and year to date operating income was unfavorable to budget by \$12,230 for the same reasons given for operating expenses.

Delinquent accounts increased \$825 from \$1,760 in June to \$2,585 at the end of July. At the time of the meeting \$275 had been received leaving three accounts past due one month and one account totaling \$1,495 representing 65% of the past due balance or approximately 5.5 months late. Numerous attempts have been made to collect the account. Since our efforts have not resulted in collecting the account it will now be turned over to a lawyer for collection. All costs associated with collection will be charged to the homeowner.

Welcome

No new owners over the past month.

Home Inspections

The Board reported on the work being completed. The committee members advised that some forms were returned, but the work was not completed. The homeowners will be contacted and reminded to complete the work.

Hardscape

Mrs. Hebert reported on the pony walls repairs. Work has been completed.

Upon a motion duly made, and seconded, the Board unanimously approved the repair walls. Work was done by KD Maintenance at the cost of \$1,000.00

She reported that the temporary sidewalk repair at 17665 Devereux Road was completed.

President's Report

The arborist will make his annual property inspection in September.

CORRESPONDENCE

The Board reviewed a letter from an owner complaining about his neighbor's palm tree. It was agreed this is not an Association issue. You have the right to trim the tree over hanging your property but you can't damage the tree. The Board agreed that this was a neighbor-neighbor issue to be remedied by them.

The Board reviewed a letter from an owner regarding their use of the garage and the discharge of pool water onto the common area.

UNFINISHED BUSINESS

None

NEW BUSINESS

A. A Violation Letter was sent to 17764 Bellechase about the garage not being used for vehicles and draining the pool water onto the common area.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for September 9, 2021, at 3:45 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:26 p.m.

Prepared by:
Elite Community Management and Linda Neidermeyer

Linda Neidermeyer, Secretary
Eastview Patio Homes II Association Board of Directors

Date