



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

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

April 13, 2023

MINUTES

DIRECTORS PRESENT: Ron Filson President
George Gigliotti Vice President & CFO
Karin Pfeiffer Secretary
Kathy Hebert Director at Large
Kay Rodricks Director at Large

DIRECTORS ABSENT: None

OTHERS PRESENT C. Hodge of Elite Community Management and four Owner

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 March 9, 2023, regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the March 9, 2023, regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

The Board reviewed the most recent EVCC Architectural Committee report. Two applications were reviewed and approved.

COMMITTEE REPORTS

Landscape

Mr. Filson reported to the board that the landscaper will delay the fertilizer for next month. The tree trimming work was completed. He discussed the weeds throughout the property.

The irrigation has resumed and will be turned off if we get enough rain. Snails are increasing though out the property and will be treated.

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The Board reviewed the one homeowner request. A post for the gate was damaged and asked to have the sprinkler moved and was completed.

No water report was provided this month.

Financial

Mr. Gigliotti presented the Financial Results for the month ended March 31, 2023.

Cash increased \$49,255 from \$118,119 to \$167,374 due to a profit of \$17,202, deferred payment of \$22,500 for the landscape contract to April, an increase of \$7,880 in prepaid dues, collection of \$1,345 of past due accounts, and all other activity generating cash of \$328.

The current month operating expenses of \$24,265 were under budget by \$1,825 due to numerous small variances totaling to this amount.

Year to date operating expenses of \$82,956 were under budget by \$11,644 due to lower water costs of \$7,698, lower landscape costs of \$2,625, lower electricity costs of \$450, and all other activity lower by \$871.

Current month operating profit of \$17,202 was higher than planned by \$1,817 and year to date profit of \$42,236 was higher than planned by \$11,610 for the same reasons indicated above for operating expenses.

Delinquent homeowner accounts decreased \$1,345 from \$3,017 last month to \$1,672 at the end of March. This is the lowest level in a long time, and it appears the new policy that payments must be received by the 15th of the month to avoid a late fee is working. Three accounts are chronic late payers and letters will be sent to them stressing payment MUST be received by the 15th of the month or they will be fined.

Welcome

No new homeowners were reported for February and March.

Home Inspections

It was noted that the next inspections will be scheduled in May for the month of June 2023. Streets to be reviewed this year are Rosedown Pl, Parlange Pl and Devereux Rd.

Hardscape

Mrs. Hebert reviewed the area where people are fishing. A large “NO TRESPASSING” sign and resident flyers will be forth coming. A new door was ordered for the rusted sprinkler control box.

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President's Report

The two garage violations are on hold and no action is needed.

He will be working on the April Newsletter. He asked the fellow Board members to help with Articles.

He noted that the May meeting will be on May 18th at 4:00 p.m.

He reviewed the replacement of the new lights by the City of San Diego.

CORRESPONDENCE

A. None

UNFINISHED BUSINESS

A. None

NEW BUSINESS

A. None

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for May 18, 2023, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:27 p.m.

Prepared by:
Elite Community Management and Karin Pfeiffer

Karin Pfeiffer, Secretary
Eastview Patio Homes II Association Board of Director

Date