



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

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

October 8, 2020

MINUTES

<u>DIRECTORS PRESENT:</u>	Ron Filson	President
	Linda Neidermeyer	Secretary
	George Gigliotti	CFO
	Karin Pfeiffer	Member
<u>DIRECTORS ABSENT:</u>	None	
<u>OTHERS PRESENT</u>	Chris Hodge	Elite Community Management

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 September 10, 2020 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the September 10, 2020 regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

No meeting was held since the last month. They will be meeting next Tuesday.

COMMITTEE REPORTS

Landscape

Mr. Filson reviewed the notes from the most recent inspection of the property.

Re-seeding winter rye end of Oct. The crew will continue to check proper irrigation nozzles for hot spots.

Rosedown bank (west) is looking better with weed reduction, irrigation, pine needle removal, and general clean-up. Eduardo is forming a list of small front yard turf areas to be eliminated for better water coverage and reducing water waste.

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The landscaper will continue to remove pine needles and continue weeding slopes. Need to green-up Colonnades (east slope) as fire season approaches. Need to address dry spots on west slopes Colonnades and Devereux.

Root inspection at 12083 Tretagnier, Root inspection at 17710 Bellechase (behind wall), Root inspection at 12011 Versailles and Remove tree limb behind 17605 Parlange will occur

Water report will be next month. He has been monitoring the water usage.

The annual Arborist review was performed and no action was recommended to be performed by the Association this year. It was agreed to monitor the trees even though no work was needed.

Financial

Mr. Gigliotti presented the September Year to Date Financial Analysis:

Operating cash increased \$21,159 from \$97,275 to \$118,134. Operating income of \$17,877, collection of all delinquent dues of \$2,535, and a deposit of \$850 for private tree trimming accounted for the increase offset by a small usage of \$103 for all other activities.

Current month operating expenses were favorable to budget by \$1,199 mainly due to lower than planned landscape costs of \$1,050.

Year to date operating expenses were favorable to budget by \$19,695 due to lower water costs of \$10,865, lower landscape costs of \$5,501, and lower administrative costs of \$3,329.

Operating income varies the same as operating expenses and for the same reasons since revenue is always on budget.

All of the delinquent accounts were paid leaving one new past due account of \$175.

Welcome

Ms. Neidermeyer reported no new homeowners.

Hardscape

The work is still pending and will get on the work next month

The Board discussed the cracked sidewalk at 12083 Tretagnier and agreed to meet with the contractor.

Home Inspections

Ms. Neidermeyer reviewed the 35 notices that were sent out and only 14 have been returned completed. The Board agreed to have a second notice sent to the owners. It was agreed to do a new date of November 15, 2020. It was agreed to add Linda's information on the letters to contact her if they have questions. Stamp second notice on the envelope.

President's Report

Mr. Filson reported Management will be sending out the Board information sheet to the Board. Ron stated that the holiday decorations need to be portable and need to be removed on mow days. Political signs in the common area are not permitted.

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CORRESPONDENCE

The Board reviewed the letter that was mailed to the owner who requested trees be removed.

UNFINISHED BUSINESS

Board Vacancies - The Board discussed the vacancies on the Board. Ron said that Karen Pfeiffer was on the Zoom meeting and gave her background.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the appointment of Karin Pfeifer to fill the vacancy of Julie Dobson.

NEW BUSINESS

None

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for November 12, 2020, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:44 p.m.

Prepared by:
Elite Community Management and Linda Neidermeyer

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

Date