



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

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

December 8, 2022

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

CALL TO ORDER

The meeting was called to order by Board President, Ron Filson at 4:03 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the November 10, 2022, regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the November 10, 2022, regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

No report to review

COMMITTEE REPORTS

Landscape

Mr. Filson reported to the board on the action items that need to be addressed during the winter. Water conservation, weeding, replanting slope bare spots, and front yard detail work were the main winter projects to be addressed.

One owner requested that excess weeds and bare spots on slope behind his house was in need of attention. Green-Tech will address the problem.

The Board discussed a sprinkler issue on Tatia Court. Green-Tech will evaluate the problem.

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Financial

Mr. Gigliotti presented the Financial Results for the month ended November 30, 2022:

Operating cash increased \$14,657 to \$93,008. The main reason was an operating profit of \$17,128. Prepaid accounts decreased \$1,605 and delinquent accounts increased \$1,375 lowering cash by those amounts. All other activity increased cash by \$509.

Current month operating expenses of \$24,332 were favorable to budget by \$690 which was the summation of numerous small variances.

Year to date operating expenses of \$423,310 were favorable to budget by \$7,942 due to lower water costs of \$6,409, lower electricity costs of \$895, and all other activity being favorable by \$638.

Current month operating income of \$17,129 was favorable to budget by \$874 and year to date operating income of \$30,675 was favorable to budget by \$7,880 for the same reasons given for operating expenses.

Delinquent accounts increased \$1,375 from \$1,070 last month to \$2,445 at the end of November. There were eight late accounts all late by one payment and one late account for \$245. Analysis is being done to see why there were so many delinquencies. The results of the analysis will be discussed at the next meeting.

Welcome

No new homeowners were reported for October/November.

Home Inspections

Ms. Pfeiffer noted that two inspection notices are still outstanding and agreed to review and set up a hearing notice if required.

Back flows have all been inspected and no repairs needed for 2022.

Hardscape

Mrs. Hebert stated that she is following up with the city for each of the nine non-working street lights in the community.

President's Report

The Board extended a homeowner's parking violation notice until January 2023, giving him extra time to clean out the garage for auto parking.

Mr. Filson thanked the fellow Board members for their hard work over the past year.

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CORRESPONDENCE

A. None

UNFINISHED BUSINESS

A. None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for January 12, 2023, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:18 p.m.

Prepared by:
Elite Community Management and Karin Pfeiffer

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

Date