



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

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

January 13, 2022

MINUTES

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

DIRECTORS ABSENT: Kathy Hebert Director at Large

OTHERS PRESENT: None

CALL TO ORDER

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

Certify the Appointment of Kay Rodricks to replace Linda Niedermeyer

Upon a motion duly made, seconded, and unanimously carried, the Board approved Kay Rodricks to replace Linda Niedermeyer's remaining one-year term.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the December 9, 2021 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the December 9, 2021 regular meeting minutes as written.

MEMBER PARTICIPATION

None.

ARCHITECTURAL REPORT

The Board reviewed the architectural report.

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COMMITTEE REPORTS

Landscape

Mr. Filson reviewed the punch list with the Board. The board discussed the work on going and planned over the next month. He mentioned the crew was asked to trim tree branches away from the homes.

An owner asked about blind spots at the intersection (Tretagnier/Devereux) and asked to have the bushes on Devereux trimmed to improve the view. It was agreed to contact the City of San Diego and see if they would install signage in less visible areas.

Mr. Filson reviewed the water usage over the past year. The total water cost was \$184,000.00.

Financial

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

Cash decreased \$26,116 in December due to the payment of \$21,630 for the November Landscape Contract occurring in December, an operating loss of \$8,233, increased delinquent accounts of \$1,790, offset by an increase in prepaid dues of \$5,005, with all other activity generating cash of \$532.

Current month operating expenses were over budget by \$4,974. The reasons were the timing of the over seeding of the lawns and the testing of the backflow valves costing \$3,661, year-end bonuses of \$700, and all other activity over budget by \$613.

Year to date expenses were over budget by \$19,489 due to water costs being over budget by \$24,909, offset by favorable landscape costs on the back slopes of \$4,800, and all other activity under budget by \$620.

There was an operating loss of \$8,234 in December which exceeded the planned loss by \$4,372 and total year operating profit was \$13,640 which was under planned profit of \$32,614 by \$18,974 for the same reasons mentioned above. After reserve allocation costs of \$24,000 there was a total year loss of \$10,360 versus a projected profit of \$8,614 which was \$18,974 less than planned. This unfavorable outcome was all due to increased water usage because of the drought. However, because of our strong cash position due to favorable water usage in prior years there will be no dues increase in 2022.

Delinquent accounts amount to \$5,900. Homeowner accounts are fluctuating because some homeowners are still sending their payments to our prior management firm instead of to Elite Management which became our new administrator as of November 1, 2022. The plan is to have all the homeowner accounts accurate by the end of January 2022.

Welcome

There were no new owners in December.

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Home Inspections

The committee reported that two homeowners have not completed the repairs pointed out in their home inspections. The Board agreed to help the owners get their items completed.

Hardscape

The committee reported that the irrigation controller boxes are showing some rust. It was agreed to review alternate solutions on the repair/replacement.

President's Report

Mr. Filson reported the Board's secretary vacancy.

Upon a motion duly made, seconded, and unanimously carried, the Board appointed Karin Pfeiffer as Secretary of the Board.

He noted that there were 6 owners, who received notices, are still not following the HOAs garage parking rules. He agreed to review it again next month and set up hearings.

CORRESPONDENCE

The Board reviewed the letters sent to the owners.

UNFINISHED BUSINESS

None

NEW BUSINESS

17764 Bellechase continued Violation status – Executing Meeting

The Board discussed that the violation has not been resolved.

Upon a motion duly made, seconded, and unanimously carried, the Board unanimously approved a second fine of \$200.00 for failure to resolve the ongoing violation.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for February 10, 2022, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:34 p.m.

Prepared by:

Elite Community Management and Karin Pfeiffer

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

Date