



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

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

February 8, 2024

MINUTES

DIRECTORS PRESENT: Ron Filson President
Karin Pfeiffer Vice President/Secretary
Kay Rodricks Director at Large
Malcolm Allan Director at Large

DIRECTORS ABSENT: Tom Keeven Treasurer

OTHERS PRESENT: A. Paone of Elite Community Management (for C. Hodge) and one
(1) Owner

CALL TO ORDER

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

EXECUTIVE SESSION DISCLOSURE

An Executive Session Meeting was held immediately prior to this regular meeting of the Board of Directors. The Board of Directors discussed an item related to Member Discipline. A fine was imposed.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the January 11, 2024, regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the January 11, 2024, regular meeting minutes as written.

MEMBER PARTICIPATION

Chuck Radloff was present to discuss trees. Mr. Filson reported that there are a series of trees that have needles falling and this concerned the neighbors. Mr. Filson called an arborist and reported that this is a natural occurrence and is not a concern for fire.

ARCHITECTURAL REPORT

No report.

COMMITTEE REPORTS

Landscape

Mr. Filson reported there was no walk-through due to the weather. He did speak to the landscapers about issues. They will spray RoundUp near the Devereux Rd wall. The landscapers are to cut the grass parallel, not perpendicular as in the past.

Financial

The Board reviewed the financials for the month of January 31, 2024. Mr. Filson reported there is \$559.00 in delinquent dues for one (1) person. There is \$92,484.15 in the operating fund and \$122,521.56 in the reserve fund.

Welcome

There was no activity.

Home Inspections

The Board agreed to have management send the letter to the homeowner imposing the fine.

Ms. Pfeiffer stated that Marcus Ross will be the Inspector of Elections.

Hardscape

The Board reviewed the report from Mr. Allan about various hardscape matters. Regarding the irrigation towers, some boxes have rust. It is mostly at the base of the boxes. The Board discussed using a sealant once the rust is scrapped off and the area is repainted. They reviewed an alternate solution to raise the boxes up slightly. The box would still need to be sealed at the base.

The Board discussed the common area wall and damage that has occurred to the wall. The plan is to have the landscapers remove the grass within a foot of the wall before repairs begin. The stucco has been bubbling a bit more. This may increase that portion of the estimate to \$400.00.

Upon a motion duly made, seconded, and unanimously carried, the Board approved a NTE amount of \$850 to repair the holes and bubbles in the wall.

Mr. Allan reported that street repairs are to be scheduled by the city for September. The streetlights in our neighborhood that need repairs have been tagged and repairs are to be scheduled by the city.

Mr. Allan discussed having a bench placed in the mini park on the north side of Devereux Rd. He reported that there would be no effect on the Association's insurance. The Board had a lengthy discussion and agreed that more information was needed before they could decide. This matter was tabled for their next meeting.

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President Report

Mr. Filson reported that the garage violations are now in compliance.

Bios for the Director election must be submitted and received by February 25, 2024. Mr. Filson and Ms. Pfeiffer have turned theirs in.

Mailbox decals have been removed. The decal was an advertisement.

CORRESPONDENCE

A. None

UNFINISHED BUSINESS

The Board agreed to rescind the fine at 18069 Colonnades Pl. since the homeowner has complied. Management to send letter to homeowner.

NEW BUSINESS

Mr. Filson responded to comments in Mr. Allan's letter. He explained that the duties of each Board director are explained at the Annual Meeting. Mr. Allan would like the various duties of each committee explained. It was suggested that an article could be placed in the newsletter.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for March 14, 2024, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:16 p.m.

Prepared by:

Elite Community Management and Karin Pfeiffer

Karin Pfeiffer, Secretary

Eastview Patio Homes II Association Board of Director

Date