



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

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

March 14, 2024

MINUTES

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

DIRECTORS ABSENT: None

OTHERS PRESENT C. Hodge and A. Paone of Elite Community Management and
two (2) Owners

CALL TO ORDER

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

EXECUTIVE SESSION DISCLOSURE

None

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the February 8, 2024, regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the February 8, 2024, regular meeting minutes as written.

MEMBER PARTICIPATION

Owner discussed wall at 11962 Corte Tezucó. Wall is stucco fence and is putting stress on his home. Owner's contractor at that address is to do the work. Owner also reported the alarm noise from that address is obnoxious. Mr. Filson will speak to the owner. Same owner brought up tinted windows. Mr. Filson advised that tinted windows are allowed. Same owner stated tree roots in the backyard are penetrating under his north wall. He is getting some cracks in the concrete and is concerned this is caused by the trees. Mr. Filson will turn in a landscape request for this matter.

ARCHITECTURAL REPORT

Two homes/Approved - 1.) Windows 2.) Patio cover

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COMMITTEE REPORTS

Landscape

Mr. Filson read his list regarding the walk through. The Board will respond to a homeowner's request. Mr. Filson reported the costs have been down for water usage. This is due to the Association not having to turn the water on. The front yard tree trimming has not been done in (4) years. Mr. Filson will have Atlas do a walk through to evaluate the necessity for trimming.

Financial

The Board reviewed the financials for the month of February 2024. Mr. Keeven reported the cash increased \$19,601 for January/February from \$107,724 to \$137,325 at the end of February. The major reason is the lack of water bills due to lower winter watering. The current month's expenses were \$31,347 which is under budget by \$12,751 for the month due to less winter watering.

Year to date expenses of \$61,412 are favorable to budget by \$26,786. Again, this is due to lower winter water bills.

Fidelity reserve account balance as of March 1 was \$113,140. This was increased from \$112,225 at the end of December with interest of \$915.

Four accounts were delinquent for \$1064.77 and one account for \$844.77. One account has \$200 in fines and two accounts have late fees of \$10 each.

Mr. Keeven moved to remove the \$10 late fee from account #33323 and account #27624. Ms. Pfeiffer seconded, and the motion unanimously carried. (5-0)

Welcome

There was no activity.

Home Inspections

The Board discussed adding an additional fine for non-compliance regarding the painting of the front of a home. Mr. Filson stated that the fine should be imposed, but if the owner complies, the Board can rescind the fine.

Ms. Pfeiffer moved to impose a fine of \$200 and to send the letter certified mail. Ms. Rodricks seconded, and the motion unanimously carried. (5-0)

Hardscape

Mr. Allan reported the repair to the damaged wall on Devereux Rd. The landscapers are now mowing parallel to the wall. A storm might come, so this has delayed work for repairs until early next week. Mr. Filson asked Mr. Allan to look on the opposite side of the wall. It needs painting. Mr. Allan looked inside the irrigation towers and can get some sealant to apply inside. He will observe them for about 6 months to see if the rust comes back or if this resolves the problem.

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President Report

Mr. Filson reported the ballots are out and are due back by April 11. They need 76 for a majority. The annual meeting will be on the same date of April 11. They need a quorum so the ballots can be tabulated at 4:00 pm. The annual meeting will start at 4:45 pm. Each director will give their job description. Mr. Keeven is not running again. Kathy Hebert will serve again if she gets elected.

CORRESPONDENCE

A. None

UNFINISHED BUSINESS

Mr. Filson asked Mr. Allan to put together a proposal for the bench he would like placed in the mini park on Devereux Rd.

Mr. Allen moved to install a bench for sitting in the mini park on the Devereux Rd greenbelt. Ms. Pfeiffer seconded, and the motion carried 3-2. (Filson, Rodricks)

Mr. Allan reported they are still looking at options for the type of bench and will be discussed at the next meeting.

NEW BUSINESS

None

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for April 11, 2024, at 4:00 p.m. for the ballot tabulation and will then proceed to the annual meeting.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:35 p.m.

Prepared by:

Elite Community Management and Karin Pfeiffer

Karin Pfeiffer, Secretary

Eastview Patio Homes II Association Board of Director

Date