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

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

**July 9, 2020**

**MINUTES**

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

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**CALL TO ORDER**

The meeting was called to order by Board President, Ron Filson at 4:08 p.m.

**ORGANIZATION OF THE BOARD**

Ron Filson - President/Landscape  
George Gigliotti - Vice President/Treasurer  
Linda Neidermeyer - Secretary/Hardscape/Home Inspections/ Welcoming.

**APPROVAL OF PREVIOUS MEETING MINUTES**

The Board reviewed the June 11, 2020 regular meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the June 11, 2020 regular meeting minutes as written.**

**MEMBER PARTICIPATION**

An owner was on the call asking that the trees behind his unit be removed. It was agreed to have the Board review the request and provide a written response. The Board unanimously declined the request and referred the owner to the Tree Trimming Policy of 2015.

**ARCHITECTURAL REPORT**

No new Patio II applications were reviewed over the last month by the Architectural Review Committee.

**COMMITTEE REPORTS**

Landscape

Mr. Filson reported that the association's slopes are overgrown with weeds and weeding/trimming is required. He stated that he would be sitting down with the landscapers on some other issues including front lawns and irrigation improvements. He reviewed watering schedules and areas in need of water.

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Mr. Filson reported on several items that needed to be addressed as requested by the owners.

Dan Porter, 17676 Tatia Court:	Trim front yard tree away from roofline
Chuck Gorski, 17735 Rosedown:	Trim/lace pine tree behind house (View issue)
Mike Beaumont, 17776 Bellechase:	Remove 2-3 trees and replace with smaller trees (View issue)
Candace Lipisko, 18117 Chretien:	Trim pepper tree behind house (View issue)
Jill Madiano, 17775 Devereux:	Trim tree leaning on house

### Financial

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

Mr. Gigliotti indicated that cash on hand decreased \$21,504 in the month of June which was \$8,504 more than the planned decrease of \$13,000. Increased water usage of \$6,646 and an unexpected tree removal costing \$2000 were the reasons for the additional cash usage.

Mr Gigliotti then explained that the increased water usage also caused current month operating expenses to exceed budget by \$5,673 and also caused the planned operating loss of \$13,718 to increase to \$19,388. The loss of \$19,388 when added to the tree removal cost of \$2,000 equates to the cash use for the month of June mentioned above.

Year to date operating income of \$46,565 is favorable to budget by \$8,591 due to administrative cost, landscape cost, and water usage all less than planned.

Past due home owner assessments were \$2,280 with one account overdue \$1,305 representing 57% of the balance. Action has been taken to collect the account.

### Welcome

Ms. Neidermeyer reported no new homeowners.

### Hardscape

The Board reviewed the crack in the concrete at 17710 Bellechase Circle and agreed to review what is causing it first before work is done.

The Board discussed a missing gate at 12043 Tretagnier Circle and it was agreed to investigate the issue.

### Home Inspections

Ms. Neidermeyer discussed notices that were sent to all the owners asking them to have their work completed by September 30, 2020. She reported that two owners have sent in their completed reports.

### President's Report

Mr. Filson reported that he is working on a newsletter and plans to get a July newsletter out to the membership. He let the Board know he received favorable feedback from the owners on the American flags being placed on the lawns

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**CORRESPONDENCE**

The Board received completed inspection letters from two owners.

**UNFINISHED BUSINESS**

Board Vacancies - The Board discussed the vacancies on the Board.

**NEW BUSINESS**

**DATE OF NEXT MEETING**

The next Board of Directors meeting is scheduled for August 13, 2020, at 4:00 p.m.

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:22 p.m.**

Prepared by:  
Elite Community Management and Linda Neidermeyer

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

**Date**