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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**

**January 12, 2023**

**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

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**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 December 8, 2022, regular meeting minutes.

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the December 8, 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. He discussed slope plantings and cleaning up weeds. He reviewed the tree work that will occur in 2023. He will be working on bids for the needed tree work.

No homeowner requests.

The water report was reviewed with the Board. It was projected to have an over run of \$5,000.00 for the 2022 fiscal year water usage.

## **EASTVIEW PATIO HOMES II ASSOCIATION**

**Board of Directors Meeting – January 12, 2023**

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### Financial

Mr. Gliotti presented the Financial Results for the month ended December 31, 2022:

Cash decreased \$16,628 from \$93,008 to \$76,380 due to an operating loss of \$20,359 decreased prepaid accounts of \$2,544, increased delinquent accounts of \$1,375, increased accounts payable due to late water bills of \$7,141 with all other activity increasing cash by \$509.

Current month operating expenses of \$61,820 were unfavorable to budget by \$12,488 due to increased water costs of \$11,700 with all other activity unfavorable by \$788.

Year to date expenses of \$485,130 were unfavorable to budget by \$4,546 due to increased water costs of \$5,290 with all other activity being favorable by \$744.

The current month operating loss of \$20,359 was unfavorable to budget by \$12,304 and year to date operating income of \$10,316 was unfavorable to budget by \$4,424 for the same reasons given for operating expenses.

Delinquent accounts increased \$1,375 from \$2,445 last month to \$3,820 at the end of December. Subsequent to the report to the Board it was learned that \$2,200 of payments were erroneously sent to the Community Center so in fact delinquent accounts dropped to \$1,620 which was a decrease from the prior month of \$825.

For the year of 2022 the projection was an operating profit of \$14,740 and our final result was a profit of \$9,166 or a shortfall of \$5,574. This is \$1,150 more than reported in December since we received a late invoice in that amount that should have been recorded in the year 2022. After setting up reserves of \$22,273 the total loss for the year was \$13,107 which was \$6,247 more than the planned loss of \$6,860. The association is still in excellent financial position as we head in to 2023 with our reserves fully funded and operating cash of \$64,396.

The Board discussed the insurance renewal and it was agreed to send out bid requests for the next policy renewal.

### Welcome

No new homeowners were reported for December/January.

### Home Inspections

Ms. Pfeiffer noted that 12095 Tretagnier Circle has not completed their inspection work and a hearing letter will be sent for next month's meeting.

### Hardscape

Mrs. Hebert stated that she is following up with the city again on the streetlights because of no action thus far.

### President's Report

It was agreed to send a hearing letter to 12061 Tretagnier Circle, who has one car, that's not being parked in the garage. It was also agreed to send a first notice garage parking violation letter to 17760 Rosedown Place for using their garage for storage.

He discussed the two nominations for the 2023 Board. It was agreed to look around for future Board members. We will also put a nomination notification in the next newsletter

Mr. Filson asked Board members to submit their newsletter comments by Jan. 26.

**CORRESPONDENCE**

- A. None

**UNFINISHED BUSINESS**

- A. None

**NEW BUSINESS**

- A. Coupon Assessment Book Re-Issue

The Board reviewed the letter drafted to be sent with the new coupon books. Management proposed just sending a letter of the error explaining payment by the 15<sup>th</sup> to avoid late fees. It was agreed to send new coupon books to avoid confusion.

**DATE OF NEXT MEETING**

The next Board of Directors meeting is scheduled for February 9, 2023 at 4:00 p.m.

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:37 p.m.**

Prepared by:

Elite Community Management and Karin Pfeiffer

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

**Date**