



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

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

February 14, 2019

MINUTES

<u>DIRECTORS PRESENT:</u>	Ron Filson	President
	John Mullin	Vice President/CFO
	George Gigliotti	Director-at-Large
	Dan Porter	Director-at-Large
<u>DIRECTORS ABSENT:</u>	Mandy Richins	Secretary
<u>OTHERS PRESENT</u>	Chris Hodge	Elite Community Management
	Desire Maubert	Owner

CALL TO ORDER

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

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the January 10, 2019 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the January 10, 2019 regular meeting minutes as written.

MEMBER PARTICIPATION

Ms. Maubert stated that the assessment increase was a lot and did not understand the increase. The Board spent time and explained the reasons for the increase.

ARCHITECTURAL REPORT

The Committee reviewed two applications over the past month.

COMMITTEE REPORTS

Landscape

The Board reviewed the landscape report from Dan Porter. He discussed walking the slopes and found a few dead plants. He also stated that there is an area off Parlange next to a walkway that some plants can be planted. He asked if a tree will be replaced near in the area of the large pine tree that was removed on Deveraux.

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He stated that the water has been off and on the 20th of February he would read the meters. The Board reviewed the revised water sprinkler time cycle.

John suggested to Dan that he always explain all reported changes in Eduardo's report and could not understand why there were so many changes that the Board had not approved. Each of Eduardo's reports needs to be reviewed and approved by the Board.

Financial

The Board members reviewed the financial reports, bank accounts and reserve accounts for the month of January 31, 2019.

Mr. Mullin noted that the cash balance has increased due to prepayments in owners assessments. He noted that the reserves are funded at \$81,236.00. He reviewed the accounts that were over budget for the year. He stated that there are no owners over 30 days past due. He stated letters of reminder were sent to the owners that did not pay the new assessment rate.

Mr. Mullin reviewed the cash flow of the Association and indicated that cash in operating will pay for the stucco repairs.

Upon a motion duly made, seconded, and unanimously carried, the Board approved to pay for all the wall repairs using January's and February's reserve allocation, excluding interest income, plus any short fall in wall repair invoices to be taken from the Hardscape Reserves.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the financial report as of January 31, 2019 pending yearend audit.

Welcome

It was reported there were no new owners.

Hardscape

George Gigliotti stated that he has asked the City about the street light arrival. The cone is still in the location and has been promised it will be replaced once the street pole is received by the City.

He discussed the survey he completed on the irrigation and electrical boxes. He noted when the weather gets better he will review the boxes again and obtain quotes for the repairs.

The budget for the refurbishment of the walls was \$17,522.00 with approximately \$7,000.00 based on time and materials for the stucco repairs. We were fortunate that the stucco repairs, which were substantial, came in under budget. As a result the total refurbishment came in at \$17,357.00 for a project under run of \$165.00.

Home Inspections

It was reported that the inspections for 2018 are all completed and in 2019 the Board will be reviewing the homes on Tretagnier, Versailles and Bellechase.

President's Report

Mr. Filson stated that Mr. Mullin and he will be attending a small claims action on behalf of the Association.

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UNFINISHED BUSINESS

None

NEW BUSINESS

Annual Meeting

Mr. Filson reviewed the annual meeting scheduled for March 14, 2019. He stated that the Annual meeting election will be held from 3:30 p.m., regular Board meeting at 4:00 p.m. and Annual meeting at 5:00 p.m.

Upon a motion duly made, and seconded the Board approved Chris Hodge as the inspector of election for the annual election.

He reminded the Board members to have a short report on their work over the past year.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for March 14, 2019, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:49 p.m.

Prepared by:
Elite Community Management and Mandy Richins

Mandy Richins, Secretary
Eastview Patio Homes II Association Board of Directors

Date