



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

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

June 9, 2022

MINUTES

DIRECTORS PRESENT: Ron Filson President
George Gigliotti Vice President/CFO
Karen Pfeiffer Secretary
Kay Rodricks Director at Large
Kathy Hebert Director at Large

DIRECTORS ABSENT: None

OTHERS PRESENT C. Hodge of Elite Community Management and no homeowners were present.

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 May 12, 2022 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the May 12, 2022 regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

The committee did not meet this month. The Board reviewed an application for installing brick in the sidewalk going from the garage to the gate.

COMMITTEE REPORTS

Landscape

Mr. Filson reviewed the punch list with the Board. He noted that Green-Tech Manager was present and agreed to make changes.

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Three homeowner's requests were reviewed and addressed within a day of the owner's submittal.

An owner had a plumbing issue due to the roots breaking the water pipes. He has asked the Board to pay for the deductible for the plumbing line in the common area. The Board agreed to not reimburse the owner for the 17715 Devereux Road.

Financial

Mr. Gigliotti presented the financial results for and May 31, 2022:

Cash increased \$3,520 to \$127,782. The main reason was operating profit of \$16,969 offset by the payment of \$5,590 for the prior months catch up water bill, a \$4,340 reduction in prepaid accounts, reserve payments of \$1,511 for hardscape repairs and tree removal costs of \$1,500, and delinquent accounts increase of \$1,160. All other activity increased cash \$652. There is \$5,791 owed to the reserve accounts leaving net operating cash of \$121,991.

Current month operating expenses of \$24,296 were \$526 favorable to budget all due to no landscape extras.

Year to date operating expenses of \$151,712 were favorable to budget by \$7,558 due to lower water costs of \$4,680 lower landscape costs of \$3,600 and all other activity over budget by \$182.

Current month income of \$16,969 was favorable to budget by \$664 and year to date operating income of \$54,810 was favorable to budget by \$7,695 for the same reasons given above for operating expenses.

Delinquent accounts increased \$1,160 to \$5,750 from \$4,590 last month. The balance has never been this high for so long. I will be working with Elite Management to review the records of these accounts to see what keeps causing the increased delinquencies.

Welcome

Kay Rodricks reported on the new owners she visited in the past month.

Home Inspections

The Board discussed the 52 homes with 36 Homes noted with deficiencies for the 2022 Home Inspections that were completed on June 8th at 8:30 a.m. (Tretagnier Circle, Bellechase Circle, and Versailles Court)

Hardscape

Kathy Hebert reported on two small jobs that will be reviewed on Tretagnier Circle. It was agreed to look at the metal plates and manhole covers in the sidewalks.

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President's Report

Mr. Filson reported the flags will be placed out on July 4th. The mailbox has been purchased and is working with post office on getting the mailbox approved. He received a complaint from an owner with 6-8 cars in the street and are not parking in the garage.

He reviewed the garage notices for the next month. Three new letters and second letters were sent. I was noted that some are pending. Some will get a third notice and have a hearing. Four owners will need to be sent to hearing.

CORRESPONDENCE

- A. Letter to 17725 Devereux Flag removal and 18069 Colonnades dumping on the common area

UNFINISHED BUSINESS

- A. Notices for Garage Parking Violations

NEW BUSINESS

- A. 17764 Bellechase Circle continued Violations status – It was agreed to hold until next month

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for July 14, 2022, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:23 p.m.

Prepared by:
Elite Community Management and Karin Pfeiffer

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

Date