

Eastview RB Patio I Home Owners Association
General Session Board Meeting Minutes
Held at 17520 Drayton Hall Way, San Diego, CA 92128
February 24th, 2016

CALL TO ORDER

The Board called the meeting to order at 1:34 p.m.

A. Board Members

President:	Vicki Owen
Vice President:	Kae Pugh
Treasurer:	Paula Yellam
Secretary:	Karen Sommer
Director:	Wendie Sandvik

B. Others:

Chessa Summers	PropertyADVANTAGE
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HOMEOWNER FORUM

1. One owner present.

MINUTES

1. The January 27th, 2016, General Session meeting minutes were approved as submitted *MSC

FINANCIAL REPORT

1. Financials for January 2016 were accepted subject to year-end review. *MSC

COMMITTEE REPORTS

- **Landscape Report**
No report available. Benchmark Landscape to begin services on March 1st, 2016. The next landscape walk around is on March 8th, 2016 at 9:00 am.
- **Architectural**
February report was reviewed.
- **Facilities**
Nothing to report.
- **Water Report**
The December –January water usage report was reviewed.

MANAGEMENT

1. Management reported that there was one new owner at 17585 Drayton Hall Way.

NEW BUSINESS

1. The Board of Directors met in an ADHOC meeting on 2/17/2016 to review the second draft of the Amended & Restated Governing Documents for Eastview Patio I. The main reason for the amendments is to restate how the association insures the property. Currently the hazard insurance covers all the common ground areas and each of the homes except for walls in. In 2015 State Farm raised their rates by almost \$6000 per year (This would have called for a \$7 increase in dues to maintain the policy).

The Board and Management began searching for a new policy. It was not an easy process and we were turned down by several carriers because the association does not maintain the buildings and therefore we would be an insurance liability. Farmers insurance was able to insure the association at a rate less than State Farm but for how long we don't know. The current policy is approximately \$22,000 per year.

In the months to come members will receive a copy of a final draft of the restated documents along with information on how this affects you as a homeowner and the association as a whole. A Special Meeting will be held for the membership to ask any questions they may have regarding the documents.

ITEMS DISCUSSED IN EXECUTIVE SESSION

1. The January 27th, 2016 Executive Session minutes were approved as submitted. *MSC
2. Aged Receivables report was discussed, no action taken.

NEXT SCHEDULED MEETING

The next scheduled meeting date is on March 23rd, 2016 and it will be held at the Community Clubhouse, 17520 Drayton Hall Way, SD 92128 at 1:30 pm.

ADJOURNMENT – 2:20 p.m.

CERTIFICATION OF BOARD & APPROVAL OF MINUTES

This is to certify that the Eastview RB Patio 1 Homes Association is a California Nonprofit Mutual Benefit Corporation; that the Board is Duly Constituted; has made all decisions based on reasonable investigation, in good faith, and with regard for the best interests of the community and its members; and has exercised discretion within the scope of its authority of actions reported in Minutes of this meeting.

By: _____ Secretary