

FINAL

EASTVIEW RB COMMUNITY CENTER REGULAR MEETING OF THE BOARD OF DIRECTORS

January 19, 2010

MINUTES

DIRECTORS PRESENT: Garry Denlinger President
Teri Denlinger Secretary
Karin Sze Treasurer
Pat Murphy Director @ Large/Landscape
John Boaz Director @ Large/
Facilities & Maintenance

DIRECTORS ABSENT: Ginger Lyon Vice President
John Schneider Director @ Large/ Social/Recreation

OTHERS PRESENT Chris Hodge from Elite Community Management, Raili Tucker Center Manager, Joan Francis from Architectural Committee and Art Barsell.

CALL TO ORDER

The meeting was called to order by Board President Garry Denlinger at 7:03 p.m.

Mr. Denlinger thanked Joan Francis for her five years of service as the Architectural Chair for the Architectural Committee. The Board thanked her for continuing to serve on the Architectural Committee and presented her with a letter of gratitude for her efforts in the community.

Upon a motion duly made, and seconded, and unanimously carried, the Board approved the appointment of Pat Murphy to serve as chair of the Architectural Committee. (G. Denlinger/Boaz)

APPROVAL OF PREVIOUS MINUTES

Upon a motion duly made, seconded, and unanimously carried, the Board approved the minutes from the November 17, 2009 Board meeting as corrected. (T. Denlinger/Murphy)

Architectural Review Committee:

Pat Murphy provided a report to the Board for the month of January, and the Board also reviewed the December Architectural report. Mr. Denlinger discussed information provided by Tom & Joan Francis regarding specific guidelines for installation of solar panels by owners.

Member Participation:

No comments were provided.

COMMITTEE REPORTS

Presidents Report

Mr. Denlinger stated that he has heard positive feedback from 6- 8 owners regarding the Board's hard work on issues throughout the year, specifically on the recent repairs made to the Community Center. Owners also expressed their appreciation for the manner in which the Board notified owners about the one-time special assessment charged to the members.

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Secretary/Correspondence

Ms. Denlinger reviewed the written report with the Board. She discussed the stamped concrete repairs with the Board. She has contacted Carl De Maio, councilman for District 5 (Rancho Bernardo) for assistance on reconciling the stamped concrete maintenance responsibilities.. She stated that the City cannot find proper documentation and the City's Planning Department recommended phoning Mr. De Maio's office. Ms. Denlinger also informed the Board that the Rancho Bernardo Community Planning Board elections will be held on March 6, 2010 from 9:00 a.m. – 1:00 p.m. at the Eastview community Center.

Treasurer/Budget and Finance

Ms. Sze reviewed the November and December 2009 financial reports with the Board. She stated that cash on hand is better than a few months ago. She reviewed bank statements for all accounts, and the Board discussed the delinquencies. It was noted that one of the more delinquent accounts is in escrow and a demand will be made for payment in full. Mrs. Murphy reported on her Small Claims win on the same account.

A motion was duly made, seconded, and unanimously carried, to approve the contingency reserve expenses for the south trellis at an actual cost of \$6,478.87 and the pool reserve expense for the pool filter at the cost of \$1,525.00. (Sze/Murphy)

A motion was duly made, seconded, and unanimously carried, to approve the match point tennis screens at the cost of \$441.60 to be paid from the reserve account for tennis courts. (Boaz/Murphy)

A motion was duly made, seconded, and unanimously carried, that the February 2010 special assessment be earmarked for the contingency reserve. (Murphy/Sze)

Ms. Sze reviewed changes that need to be made to the financials and will distribute them to Elite Management. She also reviewed the new format of the financials with the Board, and stated these changes were made on recommendations from the auditor.

Vice President Report/Personnel

The Board discussed the bonuses for the employees.

Upon a motion duly made, seconded, and unanimously carried, the Board provided bonuses at a total of \$750.00 instead of \$500.00 for the employees. (G. Denlinger/Murphy)

Landscaping

Mrs. Murphy reviewed the landscape report with the Board. She stated that the new irrigation controller has been installed and was impressed with it capabilities. She noted that the comments in her report regarding water were not an immediate concern due to the current heavy rainfall.

Facilities/Maintenance

Mr. Boaz stated that he had repaired some lights at the main entrance to the community. He discussed a need for a large potted plant near the north trellis to cover a possible trip hazard. The landscape committee agreed to get a pot for the area. He noted that moisture is coming into the kitchen area and he will investigate the area to determine the cause of the leak.

Mr. Boaz provided a thorough review of the survey results. The Board thanked him for his efforts and will review items from the survey.

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Recreation/Social

No report provided.

Center Manager's Report

Ms. Tucker thanked the Board on behalf of the employees for the bonuses received. She provided the hours for the month to the Board and discussed having the outdoor furniture repaired and refurbished, as she typically does this time each year. The Board agreed to have the repairs made. She provided the Board with a verbal report on the recent Holiday Party which showed a profit.

OLD BUSINESS

Landscape Water

The Board discussed the possibility of connecting the pool water feed to the landscape meter. It was agreed to table this issue until a future Board meeting.

Swing Set/Picnic Table

The Board discussed the survey and the questions on adding a picnic table to the grassy area by the tennis courts. It was agreed to hold off on taking any action until research can be made on a picnic table costs.

Website Redesign

The Board discussed the website design as some interest was indicated in the survey results if the site were to be redesigned. It was agreed to discuss this topic at the next Board meeting.

NEW BUSINESS

There was no new business.

DATE OF NEXT MEETING

The next tentatively scheduled Board of Directors meeting is February 16, 2010.

ADJOURNMENT

With no further business to discuss,

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 8:51 p.m. (Boaz/T. Denlinger).

Prepared by:
Elite Community Management

Secretary

Date