



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

**EASTVIEW RB COMMUNITY CENTER
REGULAR MEETING OF THE BOARD OF DIRECTORS**

October 18, 2011

MINUTES

DIRECTORS PRESENT: Garry Denlinger President
John Kersey Treasurer
David Hebert Director @Large/ Facilities/Maintenance
Pat Murphy Director @ Large/Landscape/Arch
Annette Storer Director @ large/Recreation & Social

DIRECTORS ABSENT: Teri Denlinger Secretary
Vacancy Vice President

OTHERS PRESENT: Chris Hodge from Elite Community Management.

CALL TO ORDER

The meeting was called to order by Board President Garry Denlinger at 7:00 p.m.

APPROVAL OF PREVIOUS MINUTES

Upon a motion duly made, seconded, and unanimously carried, the Board approved the minutes from the September 20, 2011 Board meeting as written. (Murphy/Kersey)

MEMBER PARTICIPATION

None

COMMITTEE REPORTS

Architectural Review Committee:

Mrs. Murphy discussed an owner requesting a modification to his residence that would alter the home's footprint. The committee is waiting to see the plans.

BOARD MEMBER REPORTS

Presidents Report:

Mr. Denlinger reviewed a letter with the Board from an employee regarding a medical authorization which allows the employee to return to work.

He also discussed a decorative trellis, previously approved by ARC that is encroaching on the three-foot easement between his and the neighbor's home. The owner claims the City provided him with documentation but to date, no documents have been forwarded to the Board. According to a neighbor, the trellis has caused rodent problems which the homeowner says will be addressed. The owner also promises to remove the trellis if access between the two homes becomes necessary. Patio II claims this is ARC's responsibility.

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Mr. Denlinger reviewed a bankruptcy document with the Board.

Upon a motion duly made, seconded, and unanimously carried, the Board approved canceling the November 2011 Board meeting and scheduling the next meeting for December 6, and to hold the January meeting on January 24, 2012. (Murphy/Storer).

Mr. Denlinger reviewed the draft of the rules and regulations. He noted changes and additional modifications were made to the document. It was agreed to advise him of additional changes.

Secretary/Correspondence

Mr. Denlinger reported that the City stated that the stamped concrete repairs require a \$1,000 permit for each location. This costs could result in additional an \$2,000.00 for repairs to Bajada and Bocage.

Upon a motion duly made, seconded, the Board approved the additional cost of \$2,000.00 for permits on Bajada Rd. and Bocage Pointe. (Murphy/Storer)

Treasurer/Budget and Finance

Mr. Kersey reported that some financial information was still forthcoming from Elite, and he asked that the resulting partial report be approved. He also noted the A/R is improving. Expenses were reviewed for the year, and reserves are funded at 89.1 %.

The Board reviewed the delinquency report.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the September 30, 2011 Financials as filed, subject to audit. (Kersey/Hebert)

Upon a motion duly made and seconded, the Board approved a lien on account #0040024403. (Kersey/Murphy)

Vice President Report/Personnel

Mr. Denlinger reported that a new computer was purchased for the office. A tutorial is in the office for the staff to use.

Upon a motion duly made and seconded the Board approved the purchase of a computer at the cost of \$848.37 to be paid from account 1820.

Mr. Denlinger also reported that an owner advised the office that following a party in the clubhouse, he was refunded \$5.00 when the amount should have been \$55.00. The owner has received the correct amount and subsequently, a form has been developed for office staff to use which will resolve this issue in the future.

The agreement for the ETE box that monitors the furnaces needs to be reviewed for possible renewal. The cost was originally \$30.00 per month, but current costs and benefits are unknown.

Landscaping

Mrs. Murphy discussed the landscape report, noting increased water usage. She also advised the Board that rodents are in the berm.

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Facilities/Maintenance

Mr. Hebert announced the completion of the tennis court resurfacing. He also informed the Board that the pool heater is in need of replacement, and he currently has two bids for new heaters.

Upon a motion duly made and seconded, the Board approved the purchase of a new heater at the cost up to \$4,500.00 for a new Raypack heater for the pool to be paid out of Reserves. (Hebert/Murphy)

Mr. Hebert noted that Richris is still completing repairs to the rails of the tennis courts.

Alarm systems were also reviewed by the Board. Mr. Hebert discussed a wireless system and the Board was agreed to purchase the system for \$160.00.

Recreation/Social

Mrs. Storer provided a report on the upcoming holiday party, and reviewed the financial report for the summer picnic.

Center Manager's Report

Mrs. Tucker reported on employee hours. She thanked the Board for the new office computer.

OLD BUSINESS

None

NEW BUSINESS

Ladies Tennis

It was noted that a request was made to reserve courts for a special event on October 31. The Board agreed to reserve up to two courts for the event.

DATE OF NEXT MEETING

The next scheduled Board of Directors meeting is November 15, 2011.

ADJOURNMENT

With no further business to discuss,

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 9:11 p.m. (Murphy/Storer).

Prepared by:
Elite Community Management



December 6, 2011

Teri Denlinger, Secretary
Eastview RB Community Center Board

Date Approved