

Eastview RB Patio Home Association

Regular Board of Directors Meeting

January 18, 2023

Meeting Minutes

CALL TO ORDER

The regular Board of Directors meeting of the Eastview RB Patio Home Association was called to order at 2:05 p.m. at the Eastview Community Center.

Board Members Present: Vicki Owen, Julie Sanders, Marnie Wernberg and Annette Kilmer.

Others Present: Susan Grant from PMC and Kathy Herbert, a Board member from Eastview Patio II.

EXECUTIVE MEETING DISCLOSURE

No executive meeting was held in November.

OPEN FORUM

A Board member from Eastview Patio II attended the meeting to discuss the condition of the street lights in the community. She has been in contact with City of San Diego Councilwoman, Marni Von Wilpert to learn how to expedite the needed repairs. Reports have been submitted on the Get it Done website for each light. It was suggested that Eastview RB Patio I do the same evaluation for their lights and push the city for repairs. The main concern of these lights being in disrepair is safety for the residents in the entire Eastview community.

APPROVE MINUTES OF LAST MEETING

A motion was made, seconded and unanimously carried to approve the November 16, 2022 regular meeting minutes as amended. (VO/JS)

FINANCIAL REPORTS

The Board reviewed the financial statements for the periods ending November 30 & December 31, 2022. As of December 31, 2022, the operating account reflects a balance of \$73,374.87, the reserve account reflects a balance of \$212,821.33, accounts receivable reflects a balance of \$3,182.09 with total assets of \$289,378.29. The prepaid assessments total \$9,076.75 and the association is currently \$2,100.00 under budget. **A motion was made, seconded and unanimously carried to accept the financial statements for the periods ending November 30 & December 31, 2022 as presented for audit. (MW/JS)**

The delinquency report was reviewed by the Board. An owner requested late fees be removed from their account due to bank fraud and having to close their account. **A motion was made, seconded and unanimously carried to approve removing the late fees on the owner's account. (VO/MW)**

The Board reviewed the bids for an onsite reserve study. **A motion was made, seconded and unanimously carried to approve a Level I Reserve Study from Pacific Coastal Reserves in the amount of \$900.00. (JS/VO)**

COMMITTEE REPORTS

Landscape: The Board reported the smart controllers are currently being installed. The irrigation has been off since November.

Architectural: The Board reviewed the ARC December and January reports.

OLD BUSINESS

The Board reviewed bids to replace a driveway on Drayton Hall Way that is cracked and is a trip hazard. The owner wants stamped concrete at the top of the driveway. The Board indicated this is a homeowner responsibility and if he wants stamped concrete in this area, he will have to pay for it. The association will replace the driveway. **A motion was made, seconded and unanimously carried to replace the driveway in the amount of \$8,655.00. (VO/JS)** The owner will be responsible to pay for the stamped concrete at \$1,285.00. The owner will need to pay the cost upfront, prior to any work commencing.

The Board reviewed bids to repair and/or replace one of the backflow devices. It is unclear as to whether or not it needs a repair or replacement. PMC will ask Pacific Backflow for a bid to replace and whichever bid is less will replace it. **A motion was made, seconded and unanimously carried to approve the less expensive backflow replacement. (VO/JS)**

NEW BUSINESS

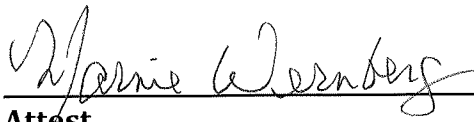
A courtesy notice needs to be sent to an owner to power wash their driveway.

The Board reviewed requests from a new owner on Drayton Hall Way to evaluate some trees surrounding the property. Roots appear to be an issue. The Board will have the association's arborist address the concerns.

The Board reviewed the updated fee schedule for Roseman Law.

ADJOURNMENT

As there was no further business to come before the Board in regular session, **a motion was made, seconded and unanimously carried to adjourn the regular Board of Directors meeting at 3:18 p.m. (JS/MW)** The next regular Board meeting is Wednesday, February 15, 2023 at 2:00 p.m.



Attest



Date