



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

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

October 20, 2020

MINUTES

DIRECTORS PRESENT:

Garry Denlinger	President
John Kersey	Treasurer
Shirl Troxel	Secretary
Tom Dudgeon	Vice President/Personnel
David Hebert	Director-at-Large/Facilities/Maintenance
Pat Chenet	Director-at-Large/Landscape
Lil Green	Director-at-Large/Recreation/Social

DIRECTORS ABSENT: None

OTHERS PRESENT

Chris Hodge	Elite Community Management
Myrna Estremera	Community Center Manager
Teri Denlinger	ARC Co-chair

CALL TO ORDER

The meeting was called to order by Board President, Garry Denlinger at 4:00 p.m via ZOOM.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the September 15, 2020 regular meeting minutes and the 9.28.2020 and 10.13.2020 executive session meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the September 15, 2020 regular meeting minutes as written. (Troxel/Hebert)

Upon a motion duly made, seconded, and unanimously carried, the Board approved the September 28, 2020 Executive meeting minutes as written. (Troxel/Kersey)

Upon a motion duly made, seconded, and unanimously carried, the Board approved the October 13, 2020 executive meeting minutes as written. (Troxel/Kersey)

ARCHITECTURAL REVIEW COMMITTEE (ARC)

The Board was provided a written copy of the ARC report. Nine ARC applications were approved, one was approved with future restrictions and one was conditionally approved. Teri Denlinger advised the Board that Patio I, Patio II and Duplex each recommended the elimination of the paint color Crystal Haze from the paint color palette. Additionally, Teri reported that an increasing number of owners are having work completed prior to ARC's knowledge and without ARC approval thus bypassing ARC guidelines. The Board discussed various actions to encourage owners to apply for ARC approval before work is started.

MEMBER PARTICIPATION

An email was received from a resident asking the board to review the established rules for the EVCC during COVID-19.

BOARD MEMBER REPORTS

President's Report:

Garry Denlinger provided a COVID-19 Committee update. He asked the Committee to review the EVCC Safe Reopening Plan in regards to the guest policy. It was noted that the Community Center will open every Saturday, 11 a.m. to 3 p.m. (weather permitting). Additional staff will be required. The EVCC Covid-19 Committee continues to meet weekly to ensure issues are addressed and State, County and City guidelines are followed.

Garry discussed AB 3182 and implications for Patio I, Patio II and Duplex. There are no implications for the EVCC.

Secretary/Correspondence

Shirl Troxel reported that a letter was sent to an owner on September 20, 2020 stating the EVCC has agreed to install signs in the parking lot advising residents that rollerblading and tricycle, scooter and bicycle riding activities are not authorized in the EVCC parking lot.

Treasurer/Budget and Finance

John Kersey reported that financial statements and supplemental info prepared by our independent accountant for fiscal year ended June 30, 2020, as required by California State Law, was completed. The board will discuss distribution at the November Board meeting.

John reviewed the operating budget and emphasized that the EVCC is over budget \$1,356 for the current fiscal year. COVID-19 has contributed to the additional expenses. John asked the Board to be cognizant of non essential spending. Reserves are funded at 99.6%

Vice President Report/Personnel

Tom Dudgeon reported that the Board offered Josh Keatley a supervisory roll position, on a two month probationary period, to work Saturdays and designated evenings when Myrna is unable to work (i.e. illness, vacations, etc.). Additional compensation will be provided for time worked in this new role. All shifts were filled and there were no employee issues.

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Landscaping

Pat Chenet reviewed her written report with the Board. Green Tech reseeded the lawn area in front of the EVCC that was damaged by tire tracks; new grass is filling in the damaged area.

Pat reported the front triangles on either side of the EVCC front walk near the parking lot needs to be updated. After discussing possibilities with a landscape designer, installing Pygmy Date Palms with Scaevola as a ground cover was suggested. Green Tech submitted a quote to repair the irrigation, install two 15 gallon Pygmy Date Palms along with seasonal annuals/Scaevola near the base of the palms, and add bark mulch to fill in the remaining area for a cost of \$495. Chris Hodge, Elite Community Management, offered to pick up the cost for this improvement. The Board is very appreciative of this very generous offer!

Facilities/Maintenance

David reported the contractor has proposed installing a motorized opener in the outside kitchen roll-up door. We would only have to push a button to raise/lower it. The contractor will provide free installation if we buy the motorized opener, which is estimated to cost \$831. Since this gives us an improved capability over what we had, David recommends we pursue this recommendation.

Upon a motion duly made, seconded, and unanimously carried, the Board approved \$831 for a motorized opener for the small kitchen roll-up door to be paid out of reserves. (Hebert/Troxel)

David received a quote from Sam's Fencing to install barriers on the parking lot entrances. One option is a plain steel barrier similar to what's at Rancho Bernardo Swim and Tennis for \$5,300. The Board asked David to hold pending further evaluation. In addition, David received quotes from North Coast Patrol for security services. David also wants to get quotes from security services such as ADT as well before the Board makes a decision.

David proposed we add signs below the existing ones at both entrances to the parking lot. These would read: No Recreational Activity and would list skating, cycling, and ball sports beneath that header. The signs would be the same size as the existing signs and would fit below them on the same pole. Another option would be to design a larger sign with 'No Recreational Activity; skating, cycling, and ball sports to the existing language. This might be a little more expensive, but in either option the cost should not be more than \$200. David and Myrna will determine the best approach.

Recreation/Social

Lil Green provided an update on the Halloween Trunk or Treat event to be held at the EVCC parking lot on October 31, 2020 from 3:00 p.m. to 4:00 p.m. She noted that she has seven participants decorating the trunks of their cars.

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Community Center Manager's Report

Myrna Estremera reviewed items she has worked on over the past month. She reported a notice was posted on the bulletin board several months ago advising residents we were looking for any interested parties looking for a piano. No inquiries so far.

Upon a motion duly made, seconded, and unanimously carried, the Board approved giving the piano to a worthy cause. (Hebert/Troxel)

OLD BUSINESS

None

NEW BUSINESS

None

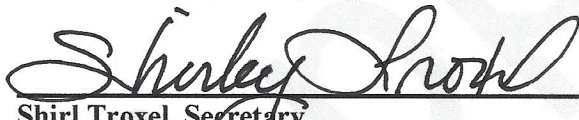
DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for November 17, 2020, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:41 p.m. (Hebert/Kersey).

Prepared by:
Elite Community Management and Shirl Troxel



Shirl Troxel, Secretary
Eastview RB Community Center Board of Directors

11/17/2020

Date