



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

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

January 24, 2017

MINUTES

<u>DIRECTORS PRESENT:</u>	Garry Denlinger	President
	Annette Storer	Secretary
	John Kersey	Treasurer
	Tom Dudgeon	Vice President/Personnel
	Paula Taylor	Director-at-large/Landscape
	David Hebert	Director-at-large/Facilities/Maintenance
<u>DIRECTORS ABSENT:</u>	Ann Ross	Director-at-large/Recreation/Social
<u>OTHERS PRESENT</u>	Myrna De La Pena	Community Center Manager
	Chris Hodge	Elite Community Management
	2 owners present	

CALL TO ORDER

The meeting was called to order by Board President, Garry Denlinger at 4:05 p.m.

APPROVAL OF PREVIOUS MINUTES

The Board reviewed the November 29, 2016.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the November 29, 2016 regular minutes as corrected. (Storer/Hebert)

MEMBER PARTICIPATION

Gus Sakis was present to discuss the possibility of purchasing a ping pong table with the Board. He presented the Board with options and dimensions for the storage needs. It was agreed to have the item reviewed under Old Business.

ARCHITECTURAL REVIEW COMMITTEE

The Board reviewed the report from the December and January Architectural Committee meetings. Teri Denlinger stated that the committee is working on changes to the Architectural Guidelines. She noted a new roof that was installed without approval and is not the roof that is approved per the guidelines. The owner has been contacted and they are awaiting an Architectural Application. The Board agreed to have a letter sent from the Architectural Committee.

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BOARD MEMBER REPORTS

President's Report:

Mr. Denlinger discussed the Hats Off to volunteers for the community. He also reviewed the new laws for 2017 with the Board that affect the Community Center.

Secretary/Correspondence

No report given.

Treasurer/Budget and Finance

The Board reviewed a written report on the financials. Mr. Kersey reviewed November and December 2016 Bank statements and financials.

He asked that the accrual for salaries be reversed. He stated that the expenses are good and the reserves are at 103 percent based on the reserve study.

He noted that two owners have pre-paid large amounts and asked to obtain account histories on these two accounts.

Vice President Report/Personnel

Mr. Dudgeon reviewed the new hires and how staff has really stepped up in Myrna's absence.

Landscaping

Mrs. Taylor reviewed the report that she presented to the Board. The Board thanked her for a great job as a Board member.

Facilities/Maintenance

Mr. Hebert stated that the re-sized pool cover has been received, fence repairs made and kitchen lights work.

He also reviewed the pool coping condition with the Board and discussed options for the Board to pursue. He stated that he will be working on estimates.

He reviewed the annual termite contract with Lloyd's pest control and agreed to pay the \$410.00 annual contract.

The Board discussed the pool furniture and agreed to get more samples. The Board agreed to review the item in a future meeting.

Upon a motion duly made, seconded, and unanimously carried, the Board approved spending an amount not exceeding \$11,000 for patio furniture in the pool area. (Hebert/Kersey)

Recreation/Social

The Board reviewed Mrs. Ross' report. It was agreed to have Myrna prepare a Happy Hour Night closing procedure for the staff and Board members to use.

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Community Center Manager's Report

Myrna reported on the activities over the past two months. She informed the Board that the staff training has been completed.

OLD BUSINESS

Ping Pong Table Purchase

The Board reviewed the information presented by the owner regarding cost and dimensions of the table tennis product. The Board discussed the use for the community and location for storage. It was agreed to obtain costs and information sheets on products for ping pong tables.

NEW BUSINESS

Resignation

The Board thanked Paula Taylor for all her hard work over the past years serving on the Board. She stated that she has sold her unit and just closed escrow.

DATE OF NEXT MEETING

The next scheduled Board of Directors meeting is February 21, 2017, at 4:00 p.m.

ADJOURNMENT

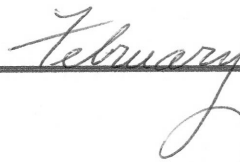
Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:51 p.m. (Kersey/Hebert).

Prepared by:

Elite Community Management



Annette Storer, Secretary
Eastview RB Community Center Board of Directors

 February 21, 2017
Date