



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

**EASTVIEW PATIO HOMES II ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS**

January 8, 2026

MINUTES

DIRECTORS PRESENT: Karin Pfeiffer President
 Ron Filson Vice President
 Seema Varma Treasurer
 Kathy Hebert Secretary
 Malcolm Allan Director at Large

DIRECTORS ABSENT:

OTHERS PRESENT C. Hodge and A. Paone of Elite Community Management and One (1)
 Owner

CALL TO ORDER

The meeting was called to order by Board President, Karin Pfeiffer at 4:00 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the December 11, 2025 regular meeting minutes.

Upon a motion duly made and seconded, the Board approved the December 11, 2025 regular meeting minutes with one correction.

MEMBER PARTICIPATION

One member present. (Arrived later in meeting.)

COMMITTEE REPORTS

Landscape

Mr. Filson reviewed the walk-through report of January 6, 2026. Alfredo Enriquez attended the walk-through with him.

Tretagnier tree trimming (Union Tree), check for broken sprinklers, repair damaged sprinklers along culvert, reinforce with rebar.

Get estimate for Escala Dr. tree maintenance (Union Tree).

Get Vitale estimate for irrigation drainage pipe repair (homeowner request).

Investigate drain in common area (12649 Parlange).

January water meter readings-does not have the readings yet.

Two irrigation valve repairs.

Front yard trimming way from homes.

Winter Projects: Root removal at 17655 Belle Helene Court (Vitale).

EASTVIEW PATIO HOMES II ASSOCIATION

Board of Directors Meeting – January 8, 2026

Page 2 of 2

Financial

The Board reviewed the December 31, 2025 financials. Items reviewed were the assets, liabilities, reserves and bank statements in compliance with California Civil Code, Section 5500.

Ms. Varma reported the beginning cash balance on December 1, 2025 was \$15,728.14 and the ending cash balance was \$12,263.37. Fifty-two thousand was transferred from the reserve account to the operating account to pay for bills, with the bulk of the funds being used for water bills. Eastview Patio Homes II is now current on all water bills.

Several bills related to maintenance and landscaping were reclassified to corrected line items which resulted in an unfavorable variance between actual and budgeted expenses to be less than what was discussed between Board members.

There are 7 accounts on the aging delinquency report. The total amount of all accounts delinquent is \$495.00

Upon a motion duly made and seconded, the Board approved waiving late fees for accounts #27523, #27607, #27624, and #27502. Pfeiffer/Hebert 5-0

Welcome

Mr. Allan reported there are no new residents. There is one home for sale.

Home Inspections

Ms. Hebert will make calls at the end of the month. One owner asked for an extension.

Hardscape

Ms. Pfeiffer reported on the wall repair at 18195 Colonnades. She is still looking for a vendor with a good price.

President Report/Architectural Report

Ms. Pfeiffer reviewed the 2 ARC requests for December.

CORRESPONDENCE

None

UNFINISHED BUSINESS

None

NEW BUSINESS

A request was made to send an owner on Bellechase a letter that the CC&Rs regarding parking must be followed.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:36 p.m. The next Board meeting will be held in February 2026.

Prepared by:

Elite Community Management and Kathy Hebert

Kathy Hebert, Secretary
Eastview Patio Homes II Association Board of Director

Date