

EASTVIEW PATIO HOMES II ASSOCIATION

Board of Directors Meeting – May 14, 2026

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Financial

Mrs. Varma reviewed the financials for the month of April 30, 2026. She explained the expenses for the past month.

Assets include \$112,701.04 in operating account with <\$22,007.00> due to reserve from prior year.

Month end operating expenses came in lower than what was budgeted; a few line items that were actual were greater than budgeted were: delinquent letters/collections, misc. fees. It is noted that we paid a water bill in April in the amount of \$16,190.64 which is less than \$25,333 budgeted.

There are 8 delinquent accounts with several delinquent with second notices that have gone out. I will request Chris to update the aging delinquency at the end of next week so that we can see what remains after this cycle process.

Upon a motion duly made, seconded, and unanimously carried, the Board approved a one-time 5% special assessment in the amount of \$237.00.

Welcome

There have been no new owners since the past month.

Home Inspections

Mrs. Hebert reported on the outstanding items from the inspections from 2025 and the 2026 list of inspections.

Hardscape

Mrs. Pfeiffer reviewed the repair at the end of Chretien Ct and the Board agreed to pay Carlos \$300.00 to make the repairs.

President's Report

Mrs. Pfeiffer reviewed the ARC requests and updated the Board on the zone zero guidelines. The Board declined the request for a new tree.

CORRESPONDENCE

The Board reviewed the violation letters that were sent to owners. The Board reviewed a letter sent by an owner about the noise from the Rancho Bernardo Inn. It was noted that the owner needs to reach out to the Inn regarding the matter.

UNFINISHED BUSINESS

- A. There was no old business

NEW BUSINESS

- A. There was no new business

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DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for June 11, 2026, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:45 p.m.

Prepared by:
Elite Community Management and Karin Pfeiffer

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

Date