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

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

March 20, 2025

MINUTES

DIRECTORS PRESENT:	Ron Filson	President
	Karin Pfeiffer	Vice President/Treasurer
	Kathy Hebert	Secretary
	Malcom Allan	Director at Large
DIRECTORS ABSENT:	Kay Rodricks, Director at Large	
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, Ron Filson at 4:02 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES
The Board reviewed the February 13, 2025, regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the February 13, 2025, regular meeting minutes as written.

MEMBER PARTICIPATION
The owner present reported that he sent information to Myrna Estremera regarding the AT&T boxes. He was also waiting for the Board's decision regarding his previously mentioned concerns about patio cracks, and the slope behind his home.

ARCHITECTURAL REPORT
The board reviewed the report from the March committee meeting.

COMMITTEE REPORTS

Landscape
Mr. Filson reviewed the walkthrough with Peter Vitale.

Bees were removed from 17649 Parlange Pl, but there are bees in three more locations. A new valve was installed at 18127 Colonnades Pl. There is a dead front yard tree at 17705 Rosedown Pl. Removal of two pine trees, one dead tree on Devereux Rd/ Rosedown Pl, which was recommended. Mr. Filson reminded everyone to be aware of falling pinecones along sidewalks. Pre-emergent was applied to front lawns on February 28.

Four tree companies came out to the property. The Board is waiting for one more bid for the tree removals.

Upon a motion duly made, seconded, and unanimously carried, the Board approved a NTE limit of $5,000 for the tree removals. (Allan/Filson) 4-0

The Board had 3 directors look at the issues regarding the Rothstein letter. The Board answered his questions and will send him a letter with the results.

Upon a motion duly made, seconded, and unanimously carried, the Board approved closing the Rothstein requests. (Filson/Pfeiffer) 4-0

Financial
The Board reviewed the February 28, 2025, financial statement. Items reviewed were the assets, liabilities, reserves and bank statements in compliance with California Civil Code, Section 5500.

Ms. Pfeiffer reported on the financials for the month ending February 28, 2025. The beginning cash balance on February 1, 2025, was $64,843.09 and the ending cash balance on February 1, 2025, was $37,795.72. Of the total balance of $37,795.72, $31,186.69 is reserve funds which leaves an operating balance of $6,608.93.

The February operating expenses were $76,044.07. The amount budgeted for February was $48,832,00 for an unfavorable variance of $27,221.07. The largest contributor is that our water bills are paid bi-monthly so every other month we will be over variance. The board will need to monitor the variances and get together as a Board with some recommendations, as this is not sustainable.

The reserve account at Fidelity increased this month from $118,140.95 to $118,504.15. This represents interest earned of $363.20. Adding the $118,504.15 to the reserve balance at First Citizens Bank of $31,186.79 gives a total reserve balance of $149,690.94.

The delinquency accounts for February are two homeowners that have missed the February payment and ten homeowners that are still owning for wither late fees or the additional HOA fee starting in January.

Welcome
No report.

Home Inspections
Ms. Hebert reported that seven letters went out. She received one response via a letter. She received two calls. There has been no communication from five owners. The next step would be to hold Hearings.

Hardscape
Mr. Allan reported that most of the AT&T boxes are vertical and locked in the ground. If the boxes are removed, the hedge looks odd. Malcolm and Carlos did a walk-through to look at the rusty utility boxes. Carlos will do as much painting as he can for up to $500.00. He will start at the beginning of April.

President Report
Mr. Filson reported that the annual meeting has been moved to May 6, 2025.

CORRESPONDENCE

A. Letters have been sent out.

UNFINISHED BUSINESS

A. The annual meeting will be held on May 6, 2025, at 4:45 pm. It will be followed by an organizational meeting. The regular Board meeting will be held prior to the Annual meeting at 4:00 pm.

NEW BUSINESS

A. FHA-Review: The cost to renew the FHA approval is $795.

Upon a motion duly made, seconded, and unanimously carried, the Board approved accepting the FHA renewal for $795.00. (Filson/Pfeiffer) 4-0

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:50 p.m.

Prepared by:
Elite Community Management and Kathy Hebert

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