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

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

February 13, 2025

MINUTES

DIRECTORS PRESENT:	Ron Filson	President
	Karin Pfeiffer	Vice President/Treasurer
	Kathy Hebert	Secretary
	Malcom Allan	Director at Large
	Kay Rodricks	Director at Large
DIRECTORS ABSENT:	None	
OTHERS PRESENT	D. Walters of Elite Community Management and One Owner	

CALL TO ORDER
The meeting was called to order by Board President, Ron Filson at 4:00 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES
The Board reviewed the December 12, 2024, regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the January 9, 2025, regular meeting minutes with changes.

MEMBER PARTICIPATION
The owner present expressed concern with patio cracks and the slope behind their home and possible erosion.

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

COMMITTEE REPORTS

Landscape
Mr. Filson reviewed the walkthrough with J. Vitale Landscape.

There were two homeowner requests. Both were regarding trees. Mr. Filson will work with management to send a letter and report to the owners regarding the trees.

Financial
Ms. Pfeiffer reported on the financials for the month ending January 31, 2025. The beginning cash balance on January 1, 2025, was $49,042.92 and the ending cash balance on January 31, 2025, was $64,843.09. Out of the $64,843.09 total, $29,186.79 is actually money owned to our reserve funding which leaves an operating balance of $35,656.30. This is an increase of approximately $15,000 since December 31, 2024, due to both increased HOA fees and prepaid HOA fees. The January operating expenses were $31,199.74. The amount budgeted for January was $48,823.00 or a favorable variance of $17,623. This is almost wholly due to not having a water bill paid yet. Our reserve account at Fidelity increased this month from $117,738.95 to $118,140.95. This represents interest earned of $402 this month. Adding the $118,140.95 at Fidelity to our reserve balance of $29,186.79 at First Citizens Bank gives us a total of $146,316 as our reserve balance.

The delinquency accounts for January are one homeowner with a balance of the total month not paid and 15 units either not paying the increased HOA fee this month or carrying a late fee from a prior month. Assume homeowners will make increased payments or calls will be made.

Ms. Pfeiffer reported that she has received the draft of the reserve study. Some changes need to be made before finalized.

Welcome
Ms. Rodricks reported there are two new owners.

Home Inspections
This item was postponed for the next meeting.

Hardscape
Mr. Allan reviewed his report with the Board. He discussed the painting of the marquee wall at the corner of Devereux/Escala, and on Colonnades. He discussed looking at another provider for addressing the rusty spots on utility boxes due to an unexpected delay in scheduling.
He reached out to AT&T about their boxes. He will prepare a list of those that are in poor condition and make a request that AT&T either remove or repair.

President Report
Mr. Filson reported that there has been one candidate submission. He will follow up with Mr. Hodge regarding the timeline for the elections and Annual Meeting date. The matter of FHA Review was postponed for the next meeting.

CORRESPONDENCE

A. None

UNFINISHED BUSINESS

A. Rosedown security: Ms. Pfeiffer reported that she has not reached out to anyone, as the activity is down, but will do so.

NEW BUSINESS

A. None

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:56 p.m.

Prepared by:
Elite Community Management and Kathy Hebert

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