



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

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

July 16, 2024

MINUTES

DIRECTORS PRESENT: Garry Denlinger President
Tom Dudgeon Vice President/Personnel
John Kersey Treasurer
Pat Armstrong Secretary
Pat Chenet Director-at-Large/Landscape
Marlene Lloret Director-at-Large/Social

DIRECTORS ABSENT: David Hebert Director-at-Large/Facilities/Maintenance

OTHERS PRESENT Chris Hodge Elite Community Management
Anne Paone Elite Community Management
Five (5) Architectural Committee Members
Eight (8) Members Present

Myrna Estremera, On-Site Manager-Absent

CALL TO ORDER

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

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the June 25, 2024 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the June 25, 2024 regular meeting minutes as written. (Armstrong/Kersey)

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Mr. Denlinger reviewed the Architectural Report with the Board. There were five items and all were approved.

Mr. & Mrs. Raysbrook were in attendance to appeal the decision regarding their application #3473. Their application to remove the front trellis was denied and they were advised that they must replace it. After discussion and consideration within the Board, a motion was made.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the removal by way of appeal. (Kersey/Armstrong) 6-0

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Mr. & Mrs. Phillips were in attendance to appeal the decision regarding their application #3475. Their application to remove the front trellis was denied and they were advised that they must replace it. Mrs. Phillips explained that they had termites and when the company came to tent the house, they were advised that the trellis needed to come down or the company could not guarantee their work. It was a mecca for termites. Mrs. Phillips stated that even the posts were removed. It could cost \$10,000 to replace it. The ARC Committee reminded everyone that they only deal with aesthetics, not costs. After discussion and consideration within the Board, a motion was made.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the removal by way of appeal. (Kersey/Armstrong) 6-0

Mr. Filson asked that the Board provide the ARC Committee with updated guidelines regarding removal of trellises.

MEMBER PARTICIPATION

Ms. Lloret reported that there is a problem with dogs in the neighborhood who run loose. Mr. Denlinger stated they can put a notice on the bulletin board and send a letter to the owner(s).

Mr. Kersey stated that he wanted to commend Myrna Estremera for her dedication to her job and how she went above and beyond to make sure the July 4th event took place without any problems.

BOARD MEMBER REPORTS

President's Report:

There was no report.

Secretary/Correspondence

There was no report.

Treasurer/Budget and Finance

The Board reviewed the financial summary prepared by Mr. Kersey. He reviewed the operating cash.

Upon a motion duly made, seconded, and unanimously carried, the Board approved reimbursing the Operating Fund \$30,000 from the Reserve Fund. (Kersey/Lloret) 6-0

Upon a motion duly made, seconded, and unanimously carried, the Board approved moving \$15,000 from Structures in Reserves to other categories within the Reserves. (Kersey/Armstrong) 6-0

Vice President Report/Personnel

Mr. Dudgeon reported that Brooke Holley will be completing a paid internship in her field of interest but will remain with RBCC on a substitute status. They will fulfill Brooke's weekend shift until further notice.

Landscaping

Ms. Chenet reported the total bill for the mainline irrigation repair was reduced to \$1,857.96 from \$2,539.93. It was taken from Landscape Reserves. Bougainvillea and geraniums were added to the front triangles and will cost \$320.00 to install.

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Facilities/Maintenance

Mr. Denlinger read Mr. Hebert's report provided to the Board.

Upon a motion duly made, seconded, and unanimously carried, the Board approved \$4,390 for 2 sewer repairs to be taken from the Operating Fund. (Denlinger/Kersey) 6-0

Upon a motion duly made, seconded, and unanimously carried, the Board approved a NTE of \$1,000 to replace 5 chairs and 2 lounges for the pool area. (Denlinger/Kersey) 6-0

Mr. Hebert is waiting for a quote on two broken lights on courts 2 and 3. A decision on the chain link fence and wind screen was deferred until the next meeting.

Recreation/Social

Ms. Lloret reported that Happy Hour will be on July 19, 2024. The end of summer pool party has been changed to August 30th. Pizza will be provided.

Community Center Manager's Report

No report.

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next regular meeting is scheduled for Tuesday, August 20, 2024 at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:36 p.m. (Denlinger/Kersey) 6-0

Prepared by:

Elite Community Management and Pat Armstrong

Pat Armstrong
Pat Armstrong, Secretary
Eastview RB Community Center Board of Directors

8/20/2024
Date