



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

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

June 11, 2026

MINUTES

DIRECTORS PRESENT: Karin Pfeiffer President
 Kathy Hebert Vice President
 Seema Varma Treasurer
 Malcom Allan Secretary
 Beverly Johnson Director at Large

DIRECTORS ABSENT: None

OTHERS PRESENT C. Hodge of Elite Community Management and one 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 May 14, 2026 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the May 14, 2026 regular meeting minutes as written.

MEMBER PARTICIPATION

An owner discussed a process for replacing the lock on the mailboxes for owners on the website.

ARCHITECTURAL REPORT

The Board approved to repair and replace the front wall at 17725 Devereux.

COMMITTEE REPORTS

Landscape

The Committee reviewed the water issues over the past month. Flags will be placed out on July 3rd for the holidays. The Board discussed the clean-up of the slope on Tretagnier on the slope. The Board discussed the use of mow days during the winter to allow them clean up slopes. An owner called in about rats and the landscaper will put some stations on the rear of the slope. An owner asked about a hedge to be replaced but was put on hold due to Zone Zero.

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Financial

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

Assets include \$158,992.01 in operating account with <\$22,007.00> due to reserve from prior year.

Overall Month end expenses came in lower than what was anticipated with the majority of the excess due to the water billing (anticipating a water bill to be paid next month). There were minor overages in a few line items such as misc. fees and postage which ties into the number of delinquencies we have been seeing.

There continues to be 8 delinquent accounts status with at least 4 that have monthly assessments that are past due. I am concerned with accounts 27584 and 27582 as they are both on second notices for assessments past due.

We should be in the better position towards the end of July as the special assessment will repay the reserves and we should be able to achieve breakeven point.

Welcome

One unit has closed in the neighborhood.

Home Inspections

Mrs. Hebert reported that 14 houses received letters and they have until July 15 to complete the work.

Hardscape

Mrs. Pfeiffer reviewed noted that the wall was repaired for the cost \$500.00 instead of \$300.00.

There was a sewer issue on one of the units. The line was cleared by the plumber and found sewer line had roots in the line that caused the back up in the garage.

Upon a motion duly made, seconded to reimburse the owner of 18135 Colonnades for the cost of clearing the sewer line in the amount of \$900.00

It was agreed to get bids repairing the sewer line where the roots entered the line.

President's Report

Mrs. Pfeiffer discussed an issue of owners making changes to the common area. It was noted that the owners need to complete Architectural applications.

The Board discussed the open position to the Board. The Board invited Beverly Johnsen

Upon a motion duly made, seconded the Board appointed Beverly Johnsen to serve on the Board.

CORRESPONDENCE

The Board reviewed the correspondence from the past month.

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UNFINISHED BUSINESS

A. There was no old business.

NEW BUSINESS

A. There was no old business.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for August 13, 2026 at 4:00 p.m.

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 Karin Pfeiffer

Malcom Allan, Secretary
Eastview Patio Homes II Association Board of Director

Date