



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

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

September 16, 2025

MINUTES

DIRECTORS PRESENT: Garry Denlinger President
Tom Dudgeon Vice President/Personnel
John Kersey Treasurer
David Hebert Director-at-Large/Facilities/Maintenance
Ann Ross Director-at-Large/Social

DIRECTORS ABSENT: Pat Armstrong Secretary
Pat Chenet Director-at-Large/Landscape

ON-SITE MANAGER: Myrna Estremera

OTHERS PRESENT: Anne Paone Elite Community Management
Five (5) Members

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 agreed to review the August minutes at their next meeting when the Secretary will be in attendance.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

The Board reviewed the Architectural Report. Mr. Denlinger reported that Ms. Christensen is doing a great job.

MEMBER PARTICIPATION

Mr. Denlinger reported that there is a town hall discussion scheduled for the monthly Board meeting for October 21, 2025. The Board would like to get input from members regarding the possibility of revising guest policies to include charging guests. Mr. Denlinger reported that he received 2 letters from members regarding an incident that occurred the previous Saturday. A pickleball player told the players that they couldn't play on the courts because she and her guests use them early every Saturday morning. Mr. Denlinger reminded everyone that there is no reservation system in place. He suggested that if staff should have this issue again, the staff may stop the use of the courts. The members that were affected on Saturday attended the meeting and explained the situation. They stated that the member had subsequently sent an apology regarding the incident. That member and her group will move their play from Saturday to Thursdays.

BOARD MEMBER REPORTS

President's Report

Mr. Denlinger reported that Mr. Dudgeon is retiring and will no longer be able to serve on the Board. He will be spending six months in Florida. October will be his last official meeting. Mr. Denlinger thanked him for his service to the community.

He reminded the Board about the town hall meeting at the next Board meeting and to be prepared for questions/comments regarding guests using the facilities.

Secretary/Correspondence

No report.

Treasurer/Budget and Finance

Mr. Kersey reported that he will send the August reports to the Board. He inadvertently sent July reports. Mr. Kersey reported that the Association's cash position is strong. He reviewed some accounts receivable. Mrs. Estremera will contact an owner regarding an outstanding amount due. The Association is currently slightly under budget. The reserve funding 77%.

Vice President Report/Personnel

Mr. Dudgeon reported that all shifts are successfully scheduled. There are no staff concerns.

Landscaping

Ms. Chenet provided a report in her absence. Mr. Denlinger read the report. The recent mainline water leak near the parking lot next to the Sycamore tree was repaired by a local landscape company, Luscious Green Landscape Maintenance for a cost of \$450.00.

Due to recent issues with LaBahn's Landscaping, we have terminated our contract effective September 30, 2025. A new contract has been signed with Luscious Green Landscaping Maintenance to begin on October 1, 2025.

Facilities/Maintenance

Mr. Hebert reported we are still waiting for delivery of the parking lot lights from Light Bulbs Unlimited. The jury-rigged repair of the water fountain by the tennis courts is working fine so far. Mrs. Estremera is researching purchasing a new court sign-up board since the existing one is cracked and peeling from weather exposure. Possibly we can get a smaller one that can be placed on an easel and stored inside when not in use.

Recreation/Social

Ms. Ross reported Happy Hour will be on September 19, 2025. There will be live entertainment from a group of Eastview residents who will play their ukuleles. She discussed with the Board plans for a Halloween/Pizza party Happy Hour on October 17, 2025. After some discussion, the Board agreed.

Upon a motion duly made, seconded, and unanimously carried, the Board approved Ms. Ross using \$650.00 from her budget for a Halloween themed Happy Hour on October 17th with pizza and salad provided. (Ross/Hebert) 5-0

Community Center Manager's Report

Mrs. Estremera reported that the current landscaping company did the deep watering on the Berm pine trees. She advised the Board that the light fixtures are in, and she is waiting for them to be frosted. They have 2 glass back-ups for the lights. She also has the part for the fountain in case it is needed. Mrs. Estremera discussed information she gathered regarding a reservation system for using the EVCC facilities. Different Associations do it differently.

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next regular meeting is scheduled for Tuesday, October 21, 2025 at 4:00 p.m. and will include the town Hall meeting.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:09 p.m. (Kersey/Hebert) 5-0

Prepared by:
Elite Community Management and Pat Armstrong

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

10/21/2025
Date