



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

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

July 15, 2025

MINUTES

<u>DIRECTORS PRESENT:</u>	Garry Denlinger	President
	Tom Dudgeon	Vice President/Personnel
	John Kersey	Treasurer
	Pat Armstrong	Secretary
	Ann Ross	Director-at-Large/Social
	Pat Chenet	Director-at-Large/Landscape
	David Hebert	Director-at-Large/Facilities/Maintenance

DIRECTORS ABSENT: None

<u>OTHERS PRESENT</u>	Myrna Estremera	Community Center Manager
	Chris Hodge	Elite Community Management
	Elizabeth Craven	Elite Community Management

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 24, 2025 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the June 24, 2025 regular meeting minutes as drafted. (Armstrong/Kersey) 7-0

ARCHITECTURAL REVIEW COMMITTEE (ARC)

The Board reviewed the Architectural Report.

MEMBER PARTICIPATION

None

BOARD MEMBER REPORTS

President's Report:

Mr. Denlinger welcomed Mrs. Ross to the Board.

Mr. Denlinger reviewed the new law AB 130 regarding fines. The Board discussed the current architectural violation and noted that it is still an active violation.

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The Board discussed legal representation for Eastview Community Center and it was agreed to review other services. The Board will compile a list of potential attorneys to review.

Secretary/Correspondence

No report.

Treasurer/Budget and Finance

Mr. Kersey reported that the cash is in a slight deficit position and bank cash is acceptable and the expenses are slightly under budget. The reserves are 74.4% funded.

He noted that three owners are in the position of getting liens. It was agreed that Mrs. Estremera will review the three names and report back to the Board.

Vice President Report/Personnel

Mr. Dudgeon reported that all shifts are successfully scheduled and there are no staff performance concerns and no concerns were reported by the employees.

Landscaping

No report was provided.

Facilities/Maintenance

Mr. Hebert reviewed the lights in the parking lot.

Upon a motion duly made, seconded, and unanimously carried, the Board approved Sales Quote SQ-195220 from Light Bulb Unlimited and Proposal # 113.1 from Big Build Construction not to exceed \$5,000. (Hebert/Kersey)

Recreation/Social

Mrs. Ross noted that the next Happy Hour will be held on Friday, August 15, 2025 and Mr. Hebert might be able to host the Happy Hour. Mrs. Ross discussed hosting a fall barbeque in October 2025 with a Halloween theme. She requested that it be catered by the same company as last time.

Community Center Manager's Report

Ms. Estremera had no report at this time. Mr. Denlinger requested that Ms. Estremera research with other facilities regarding their guest policies for guest paying to play. Mr. Denlinger would like to plan to hold a special meeting to review guest policies.

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The next regular meeting is scheduled for Tuesday, August 19, 2025 at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:08 p.m. (Kersey/Hebert) 5-0

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Prepared by:
Elite Community Management and Pat Armstrong

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

8/19/2025
Date

APPROVED