EASTVIEW

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

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

January 9, 2025

MINUTES

DIRECTORS PRESENT:	Ron Filson	President
	Karin Pfeiffer	Vice President/Treasurer
	Kathy Hebert	Secretary
	Malcom Allan	Director at Large
DIRECTORS ABSENT:	Kay Rodricks, Director at Large	
OTHERS PRESENT	C. Hodge and A. Paone of Elite Community Management	

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 December 12, 2024, regular meeting minutes with changes.

MEMBER PARTICIPATION
None. No members present.

ARCHITECTURAL REPORT
The committee did not meet in December.

COMMITTEE REPORTS

Landscape
Mr. Filson introduced Peter Vitale of J. Vitale Landscape. Board members asked a few questions. Peter Vitale walked the property with Mr. Filson.

There were two homeowner requests. One was for a leak from a sprinkler head. This was repaired. The second was for tree trimming. The Beaumont's will have the trees trimmed and they will pay the contractor.

Financial
Ms. Pfeiffer reported on the financials for the month ending December 31, 2024. The beginning cash balance on December 1, 2024, was $75,696.12 and the ending cash balance on December 31, 2024 was $49,042.92. This is a decrease in cash of $26,653.20. We are now current on all 2024 landscaping and water costs. The year-end total operating expenses for 2024 were $570,903.67. The amount budgeted for 2024 was $529,196.00 for a non-favorable variance in the amount of $41,707.67. We overspent on landscaping by $13,000 and water by $22,000. Our reserve account increased this month from $117,320,72 to $117,738,35. This represents interest earned of $417.63.

The delinquency accounts for December are two homeowners for a total outstanding of $285.00. One is for $275 and the other is a $10 late fee.
The Board agreed to waive the late fee for account #27624 in the amount of $10.00.

The Board is waiting on the reserve study and should receive it soon.

Welcome
Mr. Filson reported there is one new owner.

Home Inspections
Ms. Hebert reported she has received a few more completed forms from last year's inspections. She will do another walkthrough. There are ten outstanding forms.

Hardscape
Mr. Allan reviewed his report with the Board. He discussed the wall repairs for the marquee wall at the corner of Devereux/Escala. He discussed the utility box painting.
He reviewed AT&T boxes. The Board agreed not to contact AT&T about them, but to make sure they are secure.

President Report
Mr. Filson reported there will be two terms up this year. The call for candidates and candidate statements will go out this month. The newsletter will be published at the end of January.

CORRESPONDENCE

A. None

UNFINISHED BUSINESS

A. Rosedown security: Ms. Pfeiffer had a picture of a fence that could be installed to try to keep people from walking through this area. She will provide more information to the Board.

NEW BUSINESS

A. FEMA Floodplain: Mr. Allan reported he received a letter from the San Diego Stormwater Department. After some discussion, the Board determined that the HOA does not need to do anything except be alert to property insurance companies using the flood maps as a reason to cancel or increase insurance costs.

B. Water Line Insurance: Mr. Allan reported on the steps that need to be taken if an owner experiences a water line break. Once these steps are taken, it can be determined if it is the owner's or Associations' responsibility to repair.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for February 13, 2025, at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:52 p.m.

Prepared by:
Elite Community Management and Kathy Hebert

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