



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

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

October 9, 2025

MINUTES

DIRECTORS PRESENT: Karin Pfeiffer President
Ron Filson Vice President
Seema Varma Treasurer
Kathy Hebert Secretary

DIRECTORS ABSENT: Malcolm Allan Director at Large

OTHERS PRESENT: C. Hodge and A. Paone of Elite Community Management
and Zero (0) Owners

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 September 11, 2025, regular meeting minutes.

Upon a motion duly made and seconded, the Board approved the September 11, 2025, regular meeting minutes as written.

MEMBER PARTICIPATION

No members present.

COMMITTEE REPORTS

Landscape

Mr. Filson reviewed the walk-through report. Alfredo Enriquez attended the walk-through with him.

Minor refurbishing at monument corners along Esala – in progress.

Water management for the fall: More days, same amount only during reseeding, back to 3 days after new growth.

Water meter readings: October 6

Removing gophers at 18195 Chretien Ct: In progress

Slopes and island fertilization: Complete

Root barrier at 17655 Belle Helene Ct: Winter project

Remove acacia plants behind 17605 Parlange Pl: Winter project

Remove Pepper tree lateral branch on Devereux Rd: Winter project

Upon a motion duly made and seconded, the Board accepted the Vitale 2026 contract with a 3% increase for a total of \$27,454.65. (4-0)

EASTVIEW PATIO HOMES II ASSOCIATION

Board of Directors Meeting – October 9, 2025

Page 2 of 2

Mr. Filson will check to see which lawns need to be reseeded and will advise the Board.

Mr. Filson reviewed the arborist's report.

Financial

Ms. Varma reviewed the September 30, 2025, financial statement. Items reviewed were the assets, liabilities, reserves and bank statements in compliance with California Civil Code, Section 5500.

Ms. Varma reported the budget for expenses was \$48,823.00 and the expenses came in at \$31,890.00. The variance in the expenses is due to the water bills due this month that have not been paid.

Delinquencies look good with one account now paid in full and the other account owing \$90.00.

Mr. Filson will call the owner.

Welcome

No report.

Home Inspections

Ms. Hebert reported second notices have gone out along with a few first notices. She has not heard back from anyone yet.

Hardscape

Ms. Pfeiffer reported that she will look at the potential wall repair at 18195 Colonnades Pl next week.

President Report/Architectural Report

Ms. Pfeiffer reported there was one request for ARC.

Water rates – The 2026 water rates vote was moved to October 28th by the City of San Diego. The Association will then know the final amount.

Ms. Pfeiffer asked for other Board members to send articles/blurbs for the newsletter to her.

CORRESPONDENCE

No comments

UNFINISHED BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:00 p.m.

Prepared by:

Elite Community Management and Kathy Hebert