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

July 10, 2025

MINUTES

DIRECTORS PRESENT:	Karin Pfeiffer	President
	Ron Filson	Vice President
	Seema Varma	Treasurer
	Kathy Hebert	Secretary
	Malcolm Allan	Director at Large
DIRECTORS ABSENT:	None	
OTHERS PRESENT:	C. Hodge and A. Paone of Elite Community Management and Three (3) 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 regular meeting minutes of June 12, 2025.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the June 12, 2025, regular meeting minutes as written.

MEMBER PARTICIPATION
Member commented on tree roots tearing up his driveway.
Member commented on patio work she believes the Association should do.

COMMITTEE REPORTS

Landscape
Mr. Filson reviewed the walk-through report. Root inspection on Parlange Pl and Belle Helene Ct are pending. Snail eradication throughout common area is complete. General front yard cleaning of plants and bushes was done. Sidewalk cleaning of nuts, berries and tree litter was done. Refurbishing shrub plants in sparse areas continues. Weed-Post emergent on slopes. May split times for watering, if necessary, for water management. Large broken branch on the Rosedown slope was removed. Large city drainage hole on Colonnades was cleared of weeds.

Financial
The Board reviewed the June 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 June 2025 operating expenses were budgeted at $48,823 versus actual of $71,904.93. The main increase is due to the line items of water, with a difference of $23,750.82 and Landscape R&M with a difference of $301.60.

There are 8 delinquent accounts of which it appears that 3 are monthly assessments due.

The funds in the Fidelity account had an ending balance of $120,080.38.

Upon a motion duly made, seconded, and unanimously carried, the Board approved eliminating fees on accounts #27576 and #27584. (Pfeiffer/Filson) 5-0

Welcome
Mr. Allan will submit a proposal for gifts, with the amounts, to be provided to new members.

Home Inspections
Ms. Hebert reported that some response letters are coming in.

Hardscape
Ms. Pfeiffer reported that walls are the homeowner's responsibility. There are 5 walls with 2 needing attention.
The Board discussed 3 driveway repairs for 2 locations-Belle Helene Ct and Parlange Pl.

Upon a motion duly made, seconded, and unanimously carried, the Board approved having Scott Carson do the 3 repairs with a NTE amount of $3,000. (Pfeiffer/Hebert) 5-0

President Report/Architectural Report
Ms. Pfeiffer reported there have been 2 architectural requests that were approved. The Board discussed the 17625 Parlange Pl matter. Owner is requesting that everything be excavated and then redo the patio. Board members will go to her house to view the patio.

The newsletter is almost done. There will be a notice included regarding email addresses to provide to the association.

CORRESPONDENCE
Ms. Pfeiffer reported that she had received 2 parking complaints and will address them.

UNFINISHED BUSINESS
None

NEW BUSINESS

The Board briefly discussed the new AB130 rule that states HOAs can only assess $100 or less for a violation. Mr. Hodge advised the Board to wait to see if something changes before officially changing association rules.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:40 p.m.

Prepared by:
Elite Community Management and Kathy Hebert

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