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

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

**December 11, 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 One (1) Owner

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**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 November 13, 2025, regular meeting minutes.

**Upon a motion duly made and seconded, the Board approved the November 13, 2025, regular meeting minutes with one correction.**

**MEMBER PARTICIPATION**

One member was present. (Arrived later in meeting)

**COMMITTEE REPORTS**

**Landscape**

Mr. Filson reviewed the walk-through report of December 2025. Alfredo Enriquez attended the walk-through with him.

Water management for the winter: Hoping for rain

Slopes-1 day a week, beginning December 9

Planters: Shut off (monitored), except island and monument corners

Turf: Restarted December 5

City water meters read December 2 (last billing for 2025)

Holiday displays – Landscapers will be careful of displays in common areas

Estimates for Tretagnier Circle tree trimming at Owner's request - \$2,800 - Union Tree Service  
Mr. Filson will get estimate for Escala Dr. tree maintenance

Winter Projects: Root repair/barrier at 17655 Belle Helene Ct - Vitale  
Remove acacia plants behind 17605 Parlange Pl - Vitale - Complete

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Remove Pepper tree lateral branch on Devereux Rd - \$220 - Union Tree Service

Mr. Filson reviewed one (1) homeowner request. There is a tree in a small common area. The gardeners are to trim it back. The drain might be blocked because of tree roots. The Association will investigate.

**Financial**

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

Ms. Varma discussed delinquent accounts.

**Upon a motion duly made and seconded, the Board approved moving \$52,000 out of the reserve account to pay for water and to pay it back within 12 months by increased dues and the reduction of reserve funding for the next 2 years. Pfeiffer/Hebert 5-0**

**Welcome**

Mr. Allan reported he visited a new owner on Versailles Ct. He gave the owner a gift card.

**Home Inspections**

Ms. Hebert reviewed the status of the inspections.

**Hardscape**

Ms. Pfeiffer reported on the wall repair at 18195 Colonnades Pl. She is going to get more bids. There were no repairs needed regarding the backflow inspections. They were completed and sent to the city.

**President Report/Architectural Report**

Ms. Pfeiffer reviewed the ARC requests for December.

A quote was sent for pine tree trimming to two (2) neighbors who were interested in getting trees trimmed on the slope behind homes. She has not heard back yet.

**CORRESPONDENCE**

None

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

None

**ADJOURNMENT**

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:57 p.m. The next Board meeting will be held January 8, 2026.**

Prepared by:

Elite Community Management and Kathy Hebert

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**Kathy Hebert, Secretary**

Eastview Patio Homes II Association Board of Director

**Date**