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

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

November 14, 2024

MINUTES

DIRECTORS PRESENT:	Ron Filson	President
	Karin Pfeiffer	Vice President, Treasurer
	Kathy Hebert	Secretary
	Kay Rodricks	Director at Large
	Malcolm Allan	Director at Large
DIRECTORS ABSENT:	None	
OTHERS PRESENT:	C. Hodge and A. Paone of Elite Community Management. Four (4) members.	

CALL TO ORDER
The meeting was called to order by Board President, Ron Filson at 4:00 p.m.

EXECUTIVE SESSION DISCLOSURE
None

APPROVAL OF PREVIOUS MEETING MINUTES
The Board reviewed the October 10, 2024, regular meeting minutes.

Upon a motion duly made, and seconded, the Board unanimously approved the October 10, 2024, regular meeting minutes as presented.

MEMBER PARTICIPATION
Homeowners discussed kids walking behind houses-going fishing. Homeowner discussed concern in general about trees falling, etc.

ARCHITECTURAL REPORT
Mr. Filson reviewed the report. Four applications were approved and three were tabled.

COMMITTEE REPORTS

Landscape
Mr. Filson reported they are looking at water coverage. The property looks great with no apparent fire hazards. It is the season for holiday displays. They should be removed the first week in January 2025.

Slope fertilization will be done later in November. Landscape companies will change in January 2025.

Homeowner requests-Branch fell off from tree. The HOA had it trimmed and placed on the list. A Crepe Myrtle will be monitored, as it does not look healthy. Agapanthus were moved so the owner could get to her electrical box. Overseeding is complete. We have bees again. Chris Hodge knows someone that can remove them.

Financial

Ms. Pfeiffer gave her report.
Beginning cash balance on October 1 was $195,282.46 and ending cash balance on October 31 was $112,315.12. This is a decrease in cash of $82,967.34. This is almost in totality from finally being caught up to our current month of billings for water. Total year to date expenses are $452,877.59 which is over the budgeted amount of $440,990.00 by $11,887.59. The reserve account at Fidelity increased from $116,458.25 to $116,905.46 with interest earned of $447.21
Delinquency accounts at two households are late, each being just one month past due. There are two accounts carrying a $10.00 balance.

Upon a motion duly made, and seconded, the Board unanimously approved removing the two $10.00 late fees on the accounts carrying the balance. (Pfeiffer/Filson) 5-0

The Board reviewed the proposed budget for 2025. After some discussion, the following motion was made.

Upon a motion duly made, and seconded, the Board unanimously approved increasing the monthly assessment from $275.00 to $315.00 for the year 2025. (Pfeiffer/Filson) 5-0

Ms. Pfeiffer reported that she will do the required filing for CTA at no cost to the association.

Ms. Pfeiffer reported the reserve study, level 1, cost is $1,260.00.

Upon a motion duly made, and seconded, the Board unanimously approved the proposal from Pacific Coastal Reserves in the amount of $1,260.00. (Pfeiffer/Filson) 5-0

Welcome

Ms. Rodricks reported there are some new owners, but they haven't moved in yet.

Home Inspections

Ms. Hebert reported that some inspections have not been completed. Those owners need a reminder. The Board agreed that a second notice should be sent. Ms. Hebert will advise Chris Hodge of the addresses.

Hardscape

Mr. Allan reviewed his report. He discussed the utility boxes that need painting.

Upon a motion duly made, and seconded, the Board unanimously approved Mr. Allan spending an amount NTE $500.00 for cost and materials to paint utility boxes. (Allan/Filson) 5-0

The Board expressed their satisfaction with the bench.

The Board discussed the repair of the marquee wall located at Devereux/Escala. This item has been placed on hold.

Mr. Allan discussed the stucco repair project for the HOA-owned pony walls and marquee walls on Chretien/Colonnades/Corte Tezcuco/Voisin that were identified as needing work.

Upon a motion duly made, and seconded, the Board unanimously approved Pro Painting to repair the pony walls and marquee walls at a cost NTE $2,000. (Allan/Filson) 5-0

Mr. Allan reported on Neighborhood Watch signs and program. After discussion, the Board agreed that they would like to see how many people would be interested in this program before they move forward. They will then decide regarding signage.

Mr. Allan discussed installing a traffic mirror to aid vehicles leaving Tretagnier Circle. Some Board directors felt a mirror would not help as the problem is really people driving too fast. After dissuasion, this item was tabled to the next meeting.

President Report
Mr. Filson discussed the Rosedown Pl letter. This was the letter regarding trespassing via the culvert to go fishing. It was decided that Mr. Filson will call the attorney for advice on this situation. Ms. Pfeiffer will find out the cost of installing a fence in that area.

CORRESPONDENCE
None

UNFINISHED BUSINESS
None

NEW BUSINESS
Neighborhood Watch signs and program, mirror installation: These items were covered under Hardscape.

DATE OF NEXT MEETING
The next Board of Directors meeting is scheduled for December 12, 2024, at 4:00 p.m.

ADJOURNMENT
Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:45 p.m.

Prepared by:
Elite Community Management and Kathy Hebert

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