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

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

June 12, 2025

MINUTES

DIRECTORS PRESENT:	Karin Pfeiffer	President
	Ron Filson	Vice President/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	

CALL TO ORDER
The meeting was called to order by Board President, Karin Pfeiffer at 4:03 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES
The Board reviewed the May 6, 2024, Annual meeting minutes, Organizational Meeting minutes, and regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the May 6, 2025, Annual, Organizational, and regular meeting minutes as written.

MEMBER PARTICIPATION
No questions or comments.

COMMITTEE REPORTS

Landscape
Mr. Filson reviewed the walk-through report. An owner on Rosedown Pl. requested having a tree trimmed, since it was the HOA's tree and was taken care of. There was a root inspection done on Parlange Pl. and Belle Helene Ct. The common area restoration next to 18069 Colonnades Pl. has been completed. There has been snail eradication throughout the common area. General front yard cleaning of plants and bushes has been done. Flags may be out from July 3-7. The plant height has been reduced at the east end of the island for better visibility. Shrubs are continuing to be refurbished in sparsely areas.

Financial
The Board reviewed the May 31, 2025, financial statement. Items reviewed were the assets, liabilities, reserves and bank statements in compliance with California Civil Code, Section 5500.

On behalf of Mr. Filson, Ms. Pfeiffer reported on the financials for the month ending May 31, 2025. The beginning cash balance on May 1, 2025, was $65,898.80 and the ending cash balance on May 31, 2025 was $43,897.27. Of the total balance of $43,897, $37,186.79 are funds due to Reserves, which leaves an operating balance of $6,710.48.

The May 2025 operating expenses were $76,681.44, which is $27,142.53 over the budgeted operating expenses of $48,823. $16,000 is the prior month water bills and $9,000 is for our annual tree trimming. The water bills are coming in close to budget.

Our reserve account at Fidelity increased this month from $119,292.76 to $119,692.38. This represents interest earned of $400.38. Adding the $119,692.38 to our reserve balance at First Citizens Bank of $37,186.79 gives us a total reserve balance of $156,879.17.

Our delinquency accounts for May 2025 are three. The total of the late accounts is $335.

Upon a motion duly made, seconded, and unanimously carried, the Board approved waiving late fees for accounts #27556-$20, #27587-$10, and #27549-$10. (Pfeiffer/Filson) 4-0

Welcome
Mr. Allan had no report.

Home Inspections
Ms. Hebert reported that the inspection took place for Bellechase Circle, Tretagnier Circle, and Versailles Ct. She will send the information to Mr. Hodge. Repairs should be done by September 15, 2025.

Hardscape
Ms. Pfeiffer reported that she called the concrete company regarding 17655 Belle Helene Ct.
Mr. Allan reported there has been no progress on the cable boxes yet. He received the bill for the painting of the irrigation boxes and stucco walls. There is some rust showing, so he will ask that Carlos repaint them.

President Report/Architectural Report
Ms. Pfeiffer reported there have been 3 architectural requests. Rosedown Pl. has replaced the stucco wall. The request from Devereaux Rd was accidently approved for a 6’ shed behind a 5’ wall. After discussion, the Board agreed to conditions that it cannot be visible from the street.
There is a home on the market and the owner would like to paint the stamped concrete. The Board reviewed some colors.

Upon a motion duly made, seconded, and unanimously carried, the Board approved adopting Suede Chaps from Behr as a color for the stamped concrete. (Pfeiffer/Hebert) 4-0

Ms. Pfeiffer discussed with the Board the option for emailing information to the owners and will give this more consideration.

CORRESPONDENCE
Ms. Pfeiffer reported that she had received a parking complaint. A car in EVPII was blocking him from getting out.

UNFINISHED BUSINESS
None

NEW BUSINESS
Appointment of New Board Member: Ms. Pfeiffer asked the owner, Seema Varma, to introduce herself and to discuss some of her background to the Board.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the appointment of Seema Varma to complete the term of Kay Rodricks (2025-2027). (Pfeiffer/Allan) 4-0

ADJOURNMENT
Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:56 p.m.

Prepared by:
Elite Community Management and Kathy Hebert

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