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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**

**November 13, 2025**

**MINUTES**

**DIRECTORS PRESENT:** Karin Pfeiffer                      President  
Ron Filson                      Vice President  
Kathy Hebert                      Secretary  
Malcolm Allan                      Director at Large

**DIRECTORS ABSENT:** Seema Varma                      Treasurer

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

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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 October 9, 2025, regular meeting minutes.

**Upon a motion duly made and seconded, the Board approved the October 9, 2025, regular meeting minutes as written.**

**MEMBER PARTICIPATION**

No members were present.

**COMMITTEE REPORTS**

**Landscape**

Mr. Filson reviewed the walk-through report of November 10, 2025. Alfredo Enriquez attended the walk-through with him.

Turf fertilization and reseeding complete.

Water management for the fall: Slopes-1 day a week, planters-shut off (monitored), Turf -3 days (MWF) five minutes.

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

Estimates for Tretagnier Circle tree trimming at Owner's request - not received yet.

Winter Projects: Root repair/barrier at 17655 Belle Helene Ct -Vitale.

Remove acacia plants behind 17605 Parlange Pl -Vitale.

Remove Pepper tree lateral branch on Devereux Rd - Union Tree Service.

Mr. Filson reported that per the fire department, the mulch and bark should be removed. Bushes are not required to be removed yet within 5 feet from house. Mr. Filson will get a formal letter from the supervisor at the fire department.

Mr. Filson reviewed (3) homeowner requests.

## **EASTVIEW PATIO HOMES II ASSOCIATION**

**Board of Directors Meeting – November 13, 2025**

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### Financial

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

Ms. Varma was absent but provided a report to the Board. A few Board members have been actively working on the 2026 budget which will be voted on. The board will be implementing an increase because of the monthly assessments due per homeowner. The increase will primarily be used to offset the increase in water rates. The delinquent accounts are down to one account. The account appears to be past due by \$70.

### Welcome

Mr. Allan reported there are no new owners.

### Home Inspections

Ms. Hebert reported that 8 home inspections were not completed. Some are partially completed.

### Hardscape

Ms. Pfeiffer reported that she is waiting for a bid for the wall repair at 18195 Colonnades Pl.

Mr. Allan is working on the painting of the irrigation boxes.

### President Report/Architectural Report

Ms. Pfeiffer reviewed the ARC requests for November.

**Upon a motion duly made and seconded, the Board approved spending reserve funds from the Bank of California checking account to cover the 2025 operating expenses. Pfeiffer/Filson 4-0**

**Upon a motion duly made and seconded, the Board approved paying back the borrowed funds from reserves (2025) and not to fund reserves for 2026. Pfeiffer/Filson 4-0**

**Upon a motion duly made and seconded, the Board approved the budget for 2026 with the new assessment of \$375 per month. Pfeiffer/Filson 4-0**

### CORRESPONDENCE

A homeowner requested a Voisin Ct street sign replacement. Ms. Pfeiffer completed the request on the “Get it Done” app on October 13, 2025.

### UNFINISHED BUSINESS

None

### NEW BUSINESS

Ms. Hebert requested that the first inspection report be resent to 17718 Bellechase Circle as a reminder of the work that still needs to be done.

### ADJOURNMENT

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:56 p.m. The next Board meeting will be held on December 11, 2025.**

Prepared by:

Elite Community Management and Kathy Hebert

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**Kathy Hebert, Secretary**

Eastview Patio Homes II Association Board of Director

**Date**