



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

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

September 10, 2026

MINUTES

DIRECTORS PRESENT: Karin Pfeiffer President
 Richard Riedel Vice President
 Seema Varma Treasurer
 Malcom Allan Secretary
 Beverly Johnson Director at Large

DIRECTORS ABSENT: None

OTHERS PRESENT C. Hodge of Elite Community Management

CALL TO ORDER

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

BOARD APPOINTMENT

The Board noted that the Board had a vacancy from the resignation of Kathy Hebert. The Board introduced Richard Riedel as a replacement.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the appointment of Richard Riedel to the vacant position.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the August 13, 2026 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the August 13, 2026 regular meeting minutes as written.

MEMBER PARTICIPATION

No owners present.

ARCHITECTURAL REPORT

The Board reviewed the Architectural Committee report.

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COMMITTEE REPORTS

Landscape

The Board reviewed the tree trimming for the upcoming three-year rotation. The Board is looking to get the tree mapped. It was noted that additional monies need to be added to the budget for the trimming of trees. The Board discussed the need to find areas to reduce the lawns. The landscaper will be overseeding this fall. Water pressure is still an issue with main line breaks. Finally, the City of San Diego is projecting an increase in the water rates of 14.7 percent.

Financial

Mrs. Varma reviewed the financials for the month of August 31, 2026. She explained the expenses for the past month.

Assets include \$150,765.31 in operating account with -\$22,007 due to reserves from prior year.

Line-item review: delinquent letters/collections came in at \$320 versus budget of \$117. We paid water bills in the month of August and although actual is double of what was budgeted for, reminder that water is paid 2 months at a time, therefore we are actually within YTD budget.

Delinquency report has a total of 10 homeowners with several assessments showing past due. Account 27584 appeared in the report for many months consecutively and are well past due at this point.

Welcome

No new owner for this month.

Home Inspections

It was noted that there were five owners that have not completed their requested repairs. An inspection will be completed at the end of the month to determine the status of the committee requests.

Hardscape

Ms. Johnson reported that two backflows had failed their testing and they will need to be repaired.

Upon a motion duly made, seconded the Board approved up to \$750.00 to repair the two backflow devices that failed inspection.

President's Report

Mrs. Pfeiffer discussed an Architectural application submitted to the committee. It was agreed noted that the walkway request was approved by the Committee.

The Board discussed the budget that is being worked on at this time. It was noted that contracts for vendors are increasing and cost of water is increasing in addition to the repayment of last year borrowing from the reserves. The Board will have a budget to review at the next Board meeting.

CORRESPONDENCE

The Board reviewed the correspondence from the past month.

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UNFINISHED BUSINESS

A. There was no old business.

NEW BUSINESS

A. There was no new business.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for October 8, 2026 at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:45 p.m.

Prepared by:
Elite Community Management and Karin Pfeiffer

Malcom Allan, Secretary
Eastview Patio Homes II Association Board of Director

Date