EASTVIEW

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

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

August 14, 2025

MINUTES

DIRECTORS PRESENT:	Karin Pfeiffer	President
	Ron Filson	Vice President
	Seema Varma	Treasurer
	Kathy Hebert	Secretary
DIRECTORS ABSENT:	Malcolm Allan	Director at Large
OTHERS PRESENT:	C. Hodge and A. Paone of Elite Community Management and No (~~0~~) Owners	

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 July 10, 2025, regular meeting minutes and July 23, 2025, Executive Session minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the July 10, 2025, regular meeting minutes and the July 23, 2025, Executive Session minutes as written.

MEMBER PARTICIPATION
No members present.

COMMITTEE REPORTS

Landscape
Mr. Filson reviewed the walk-through report. He will discuss water expenses with the Board when doing next year's budget.

Root inspections at Parlange Pl. and Belle Helene Ct. are pending. General front yard cleaning of plants and bushes was done. There is minor refurbishing of the monument corners along Escala. Front yards will be aerated and fertilized in August. Water management for the summer is on split times, when necessary. Gopher/moles are being investigated on Chretien Ct. There is weed control along the concrete/street areas/and slopes.

There were two mainline breaks: 11954 Corte Tezcuco and 18177 Chretien Ct. Another large broken Pepper tree branch was removed. There was Agapanthus restoration done at 18129 Chretien Ct. (fumigation damage). There was a tree removal on the Colonnades Pl. slope.

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

Ms. Varma reported there were 9 accounts delinquent. Acct. #35818 has $650.00 due and acct. #27543 has $470.00 due This account is 3 months late and a pre-lien notice will go out.

Upon a motion duly made, seconded, and unanimously carried, the Board approved stopping the funding of the reserves and reevaluating in December. (Pfeiffer/Hebert) 4-0

Welcome
No report. Mr. Allan is not in attendance.

Home Inspections
Ms. Hebert reported that notices are coming in now. Five are done and 4 are working on the list. She has been asked questions for clarifications.

Hardscape
Ms. Pfeiffer reported that concrete repairs will be done on Wednesday or Thursday.

President Report/Architectural Report
Ms. Pfeiffer reported 17625 Parlange Pl. is completed.
The Board discussed another request.
The Board will consider tree root issues in that owners must follow the procedures that will be posted online.
Ms. Pfeiffer will have the Association request a quote to do tree-trimming for Pine lacing and clean-up for 12017 Tretagnier Circle.

CORRESPONDENCE
Ms. Pfeiffer reported that there was one parking complaint.

UNFINISHED BUSINESS
None

NEW BUSINESS
The FHA application has been submitted for the association.

ADJOURNMENT
Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:01 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