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

May 6, 2025

MINUTES

DIRECTORS PRESENT:	Ron Filson	President
	Karin Pfeiffer	Vice President/Treasurer
	Kathy Hebert	Secretary
	Malcolm Allan	Director at Large
DIRECTORS ABSENT:	Kay Rodricks, Director at Large	
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, Ron Filson at 4:00 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES
The Board reviewed the April 10, 2025, regular meeting minutes.

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

MEMBER PARTICIPATION
No comments.

ARCHITECTURAL REPORT
Mr. Filson reported that the committee has not met yet.

COMMITTEE REPORTS

Landscape
Mr. Filson reviewed the walk-through with Peter Vitale.

A branch was removed at 17639 Parlange Pl. Root inspection was done at 17625 Parlange Pl. The common area was restored behind 18185 Chretien Ct. Plant and lawn refurbishment was done at 12077 Tretagnier Circle. General plants were relocated to bare spots in front yards. There has been rat and snail eradication throughtout the common area. The second Pre-emergent application was done today, May 6th, 2025. Front yard trimming will be done on May 7-9, 2025. Also, there were two landscape requests.

Financial
The Board reviewed the April 30, 2025, financial statement. Items reviewed were the assets, liabilities, reserves and bank statements in compliance with California Civil Code, Section 5500.

Ms. Pfeiffer reported on the financials for the month ending April 30, 2025. The beginning cash balance on April 1, 2025, was $52,959.39 and the ending cash balance on April 30, 2025, was $65,898.80. Of the total balance of $65,898.80, $35,186.79 is reserve funds which leaves an operating balance of $30,712.01.

The April operating expenses were $36,584.83. The amount budgeted for April was $48,823,00 for a favorable variance of $12,238.17. Only $915.34 has been paid for our bi-monthly water bills. We are budgeting $16,250.00. We are overbudget on landscaping costs as there are many more additional bills than we have budgeted for.

Our reserve account at Fidelity increased this month from $118,904.14 to $119,292.76. This represents interest earned of $388.62. Adding $119,292.76 to our reserve balance at First Citizens Bank of $35,186.79 gives us a total reserve balance of $154,479.55.

Our delinquency accounts for April are seven. Five of the seven are late fees from the increased monthly assessment that have been made current, minus the late fees.

Upon a motion duly made, seconded, and unanimously carried, the Board approved waiving the late fees for the last 5 accounts. (Pfeiffer/Filson) 4-0

Welcome
Mr. Filson reported Ms. Rodricks is absent, but the new people were listed in the newsletter.

Home Inspections
Ms. Hebert noted the 2024 inspections are all now in compliance.
The 2025 inspections will be done on June 12, 2025. The walk will take place at 8:30 a.m.

Hardscape
Mr. Allan noted that $500 was approved for the Colonnades wall. Additionally, $500 was approved for the painting of the AT&T boxes. There is rust at the bottom of the irrigation boxes. Some may have to be redone if rust resistant paint was not used. There are about a dozen AT&T boxes that are leaning. Mr. Allan is speaking to AT&T about this issue.

President Report
Mr. Filson thanked the Inspector of Elections, Marcus Ross, for volunteering. Although Ms. Rodricks was not present, he announced that she is retiring from the Board and thanked her for serving. Mr. Filson reported that the newsletter is published 4 times per year.

CORRESPONDENCE

A. Notice to Chretien Ct regarding the wall. Ms. Hebert will notify Mr. Hodge of the status and if another notice should be sent to the owner.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:35 p.m.

Prepared by:
Elite Community Management and Kathy Hebert

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