

## 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 11, 2025**

#### **MINUTES**

**DIRECTORS PRESENT:** Karin Pfeiffer President

Ron Filson Vice President Seema Varma Treasurer

Kathy Hebert Secretary

Malcolm Allan Director at Large

**DIRECTORS ABSENT:** None

**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 August 14, 2025, regular meeting minutes.

Upon a motion duly made and seconded, the Board approved the August 14, 2025, regular meeting minutes as written. (Allan abstained because he was not in attendance for that meeting.)

## **MEMBER PARTICIPATION**

No members present

## **COMMITTEE REPORTS**

#### Landscape

Mr. Filson reviewed the walk-through report.

Root repair/barrier at 17655 Belle Helene Ct pending arborist review, September 19, 2025. General front yard and street cleaning of tree debris. Mr. Filson asked that they make sure to clean and remove leaves.

Minor refurbishing at monument corners along Escala Dr – in progress, replanting areas.

Aerate/fertilize front yards in August-complete.

Water management for the summer.

Agapanthus restoration at 18129 Chretien Ct (fumigation damage) – complete.

Tree removal on Colonnades Pl slope – complete

Winter reseeding not scheduled yet.

Meet arborist on September 19 – Ron's house at 9:00 am.

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#### Financial

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

Ms. Varma reported there the expenses were \$81,613, mostly due to water.

The Board discussed late payments and balances on accounts #27615, #27543, and #27607.

Account #27607 is making the wrong amount in payments.

# Upon a motion duly made, seconded, and unanimously carried, the Board approved moving to lien accounts #27615 and #27543. (Varma/Pfeiffer) 5-0

#### Welcome

Mr. Allan reported there is one new person on Chretien Ct, but he has not visited there yet.

## Home Inspections

Ms. Hebert reported there have been 10 responses out of the 32 letters that were sent. She will check on the houses again. Repairs are due on September 15, 2025.

## <u>Hardscape</u>

Ms. Pfeiffer reported that the driveway repair at 17655 Belle Helene Ct and Parlange Pl has been completed.

Stamped concrete – Ms. Pfeiffer will contact the water department to see if they will repair and return the stamped concrete. Previously, the water department had just put down asphalt as a repair, and it wasn't very good.

## President Report/Architectural Report

Ms. Pfeiffer reported there were 3 architectural applications for Patio II that were approved.

Water rates – They will vote and then the Association will know the final amount. The newsletter will be held until the Board has the final water rates.

#### **CORRESPONDENCE**

No comments

#### **UNFINISHED BUSINESS**

None

#### **NEW BUSINESS**

None

#### ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:47 p.m.

#### Prepared by:

Elite Community Management and Kathy Hebert

## Kathy Hebert, Secretary

Date