



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

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

April 9, 2026

MINUTES

DIRECTORS PRESENT: Karin Pfeiffer President
 Ron Filson Vice President
 Seema Varma Treasurer
 Kathy Hebert Secretary
 Malcom Allan 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 4:00 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the March 12, 2026 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the March 12, 2026 regular meeting minutes as corrected.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

The report was not received by the meeting.

COMMITTEE REPORTS

Landscape

Ron reviewed water management and provided the board with the watering cycle for spring. He noted that he is waiting for the tree trimming proposal. Water bills were on or below expected costs. He reviewed the trimming the plants off the buildings. General cleaning is being done.

The rat stations were filled in and new batteries were placed on the controllers.

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The Board received the owners request forms for landscape maintenance. It was agreed to get pricing on quote of the pine trees that are being questioned.

Financial

The Board reviewed the financials for the month of March 31, 2026. Seema explained the expenses for the past month.

Assets include \$103,176.75 in operating account with <\$22,007.00> due to reserves from prior year.

Month end operating expenses came in at \$27,323.00 less than what was budgeted, however this largely attributed to water billing. We received a water bill this month which was around \$16,000.00 roughly which is still below what was budgeted.

There are currently 11 accounts that are past due with a total balance of \$1,010; of this amount, \$870 represents actual assessments and \$140.00 is late fees. We have several homeowners who have received second late notices and fall into the 30-59 days past category. Given the timing of running the run report, I am hopeful that some of these late notices will have fallen off the report by the time the Board meets on April 9th.

Welcome

There was one new owner since the last months board meeting.

Home Inspections

Kathy noted that there were 4 owners that received notices and all on hold except for one owner.

The Board agreed that 12016 Versailles needs to have a hearing for work not completed since the 2025 property inspection. It was agreed to have the hearing at 3:45 on May 14th.

The next walk property inspection walk is scheduled for April 17th to walk this year's units.

Hardscape

There were no hardscape issues at this time.

President's Report

The Board reviewed the violations that Board members have noticed in the neighborhood. It was agreed to monitor the issues with parking.

CORRESPONDENCE

The Board reviewed the violation letters that need to be sent out and or monitored. The Board discussed a letter from Eastview Duplex management company regarding the maintenance of the slope. It was agreed to send a letter to them responding to their notice.

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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 May 14, 2026 at 4:00 p.m.

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
Eastview Patio Homes II Association Board of Director

Date