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

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

December 12, 2024

MINUTES

DIRECTORS PRESENT:	Ron Filson	President
	Karin Pfeiffer	Treasurer
	Kathy Hebert	Vice President/Secretary
	Malcom Allan	Director at Large
	Kay Rodricks	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, Ron Filson at 4:08 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES
The Board reviewed the November 14, 2024, regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the November 14, 2024, regular meeting minutes as written.

MEMBER PARTICIPATION
None

ARCHITECTURAL REPORT
The committee did not meet in December.

COMMITTEE REPORTS

Landscape
Mr. Filson reviewed transition of the landscaper services. He noted everything is set for the changeover for the landscape services.

The Board reviewed a letter from Mr. Rothstein regarding the watering, vegetation and trees that he feels is a hazard for fire. He discussed the patio concrete cracking. The Landscaper dug up the area and found no roots that would cause the crack. It was no water system is in the owners back yard.

The Beaumont's wrote a letter about the trimming of the trees. It was agreed to review a request from the owner to trim trees when it is submitted.

Financial
The Board reviewed the financials for the month of November 30, 2024. She explained the expenses for the past month.

The Board reviewed the delinquent accounts. There were none.

Ms. Pfeiffer reviewed the backflow device testing and no repairs are needed.

Welcome
There have been four houses sold and are empty. Ms. Rodricks will visit them when the owners move in. She is getting the welcome letters from management.

Home Inspections
Ms. Hebert noted that there were 13 owners that have not corrected the issues with their homes.

It was agreed to do a walkthrough in January 2025 to see what still is outstanding for the 13 owners.

Hardscape
Mr. Allan reviewed the wall report with the Board. The contractor will be addressing the walls for the association starting January 7, 2025.

The Board reviewed the schedule for the utility boxes being repaired at the end of January 2025.

President Report
Mr. Filson asked Mr. Allan if he would reach out to AT&T about the boxes that need to be reviewed.

CORRESPONDENCE

A. None

UNFINISHED BUSINESS

A. There was no old business.

NEW BUSINESS

A. Fence Rentals – Ms. Pfeiffer reported that the fence purchase was very expensive for the people trespassing to the pond to go fishing. The Board will look at a motion sprinkler system and look at renting a fence.

DATE OF NEXT MEETING
The next Board of Directors meeting is scheduled for January 9, 2025 at 4:00 p.m.

ADJOURNMENT
Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:00 p.m.

Prepared by:
Elite Community Management and Kathy Hebert

Kathy Hebert, Secretary **Date**