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 10, 2025

MINUTES

DIRECTORS PRESENT:	Ron Filson	President
	Karin Pfeiffer	Vice President/Treasurer
	Kathy Hebert	Secretary
DIRECTORS ABSENT:	Kay Rodricks, Director at Large Malcolm Allan, 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 March 20, 2024, regular meeting minutes.

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

MEMBER PARTICIPATION
The owner present discussed his ARC application to install a pool.

ARCHITECTURAL REPORT
The Board reviewed the report from the April committee meeting.
Mr. Filson reviewed requirements for installing a pool with the attending owner. He advised the owner to speak to the neighbor regarding placement of equipment, due to noise. If neighbor agrees, the HOA will approve the application.

COMMITTEE REPORTS

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

Bees were removed from 17649 Parlange Pl. Bees were removed inside the Devereux Rd wall, but the bottom must be sealed. A new valve was installed at 18077 Colonnades Pl. Removed dead front yard tree at 17705 Rosedown Pl. Removal of two pine trees on Devereux Rd.

Slope fertilization this month-April. Second lawn pre-emergent application in May.

On Parlange Pl an owner has pavers with a mound in the middle. Carlos will check and remove root, if it is there. Any other issues will be paid by owner.

Front yard tree walk was done with 23-25 trees to be trimmed. Mr. Filson will get a bid.

Financial
The Board reviewed the March 31, 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 March 31, 2025. The beginning cash balance on March 1, 2025, was $37,795.72 and the ending cash balance on March 31, 2025, was $52,959.39. Of the total balance of $52,959.39, $33,186.79 is reserve funds which leaves an operating balance of $19,772.60.

The March operating expenses were $31,549.04. The amount budgeted for March was $48,823,00 for a favorable variance of $17,273.96. The largest contributor is that our water bills are paid bi-monthly so every other month we will be over variance. Our monthly water budget is $16,250 so this accounts for almost the entire amount.

Our reserve account at Fidelity increased this month from $118,504.15 to $118,904.14. This represents interest earned of $399.99. Adding $118,904.14 to our reserve balance at First Citizens Bank of $33,186.79 gives us a total reserve balance of $152,090.93.

Our delinquency accounts for March are ten (10) homeowners that are still owing either late fees or the additional HOA fee starting in January. Ms. Pfeiffer called them, and they promised to pay.

Upon a motion duly made, seconded, and unanimously carried, the Board approved waiving only late fees under $35.00 for five (5) accounts. (Pfeiffer/Filson) 3-0

Welcome
Mr. Filson reported there is one new homeowner.

Home Inspections
Ms. Hebert reported that she had not heard anything from anyone since the last meeting. The Board agreed that five (5) hearing notices should be sent out in five-minute increments.
The Board calendared the inspections for 2025. They agreed to meet on June 12th at 8:30 a.m. to walk the property.

Hardscape
Mr. Filson reported that Carlos will start painting the utility boxes.

President Report
Mr. Filson reported that bees are expensive to get rid of. They get into the irrigation boxes. Marcus Ross will be the Inspector of Elections. Mr. Filson is working on the newsletter.

CORRESPONDENCE

A. Ballots have been sent out.
B. Homeowner Hearing Notices will go out.

UNFINISHED BUSINESS

A. The annual meeting will be held on May 6, 2025, at 4:45 p.m. It will be followed by an organizational meeting. The regular Board meeting will precede the Annual meeting starting at 4:00 p.m.

NEW BUSINESS

None

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 4:55 p.m.

Prepared by:
Elite Community Management and Kathy Hebert

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