



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

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

August 13, 2026

MINUTES

DIRECTORS PRESENT: Karin Pfeiffer President
 Kathy Hebert Vice President
 Seema Varma Treasurer
 Malcom Allan Secretary
 Beverly Johnson Director at Large

DIRECTORS ABSENT: None

OTHERS PRESENT C. Hodge of Elite Community Management and one owner

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 June 11, 2026 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the June 11, 2026 regular meeting minutes as written.

MEMBER PARTICIPATION

No owners present.

ARCHITECTURAL REPORT

The Board reviewed the Architectural Committee report.

COMMITTEE REPORTS

Landscape

The Board reviewed the watering schedule due to the heat. The Board discussed having some locations of turf removed due to the high cost of water and the law SB 326. The Board discussed coming up with a plan to remove small locations of turf. It was agreed to notify neighbors of the plan to remove turf in small areas.

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Financial

Mrs. Varma reviewed the financials for the month of July 31, 2026. She explained the expenses for the past month.

Assets include \$154,294.67 in operating account with <\$22,007.00> due to reserve from prior year.

Overall Month end expenses came in lower than what was anticipated with the majority of the excess due to the water billing (anticipating a water bill to be paid next month). There were minor overages in a few line items such as misc. fees and postage which ties into the number of delinquencies we have been seeing.

There continues to be 25 delinquent accounts status with at least 5 that have monthly assessments that are past due. I am concerned with accounts 27584 and 27582 as they are both on second notices for assessments past due.

Welcome

One new owner on Rosedown has closed escrow.

Home Inspections

Mrs. Hebert reported that they are down to just a few homes to address the issues with their homes. She also informed the Board that she is stepping down from the Board.

Hardscape

The Board discussed an owner that has requested to have a crack in their wall repaired. It was noted that this rear wall is the owner's responsibility and the owner has been notified.

There was a sewer issue on one of the units. The line was cleared by the plumber and found sewer line

President's Report

Mrs. Pfeiffer discussed an issue regarding an Architectural application submitted to the committee. It was agreed to allow the owner to make the improvement.

The Board discussed the locks on the individual mailboxes and how easy it would be to have some extra locks on hand to help owners when they misplace the keys.

Upon a motion duly made, seconded the Board approved taking over responsibility for replacing the individual owners' locks on the mailboxes per the new policy.

The Board discussed the testing of the back flow devices and that the City of San Diego is staggering the testing rather than all at once which may push up the costs of testing.

The Board discussed the water repairs being made by the city on Bellecase.

CORRESPONDENCE

The Board reviewed the correspondence from the past month.

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UNFINISHED BUSINESS

A. There was no old business.

NEW BUSINESS

The Board discussed the vendor compliance program for all vendors.

The Board reviewed the letters from owners regarding the fishing hole at the RB Inn.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for September 10, 2026 at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:21 p.m.

Prepared by:
Elite Community Management and Karin Pfeiffer

Malcom Allan, Secretary
Eastview Patio Homes II Association Board of Director

Date