



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

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

March 12, 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 January 8, 2026 regular meeting minutes.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the January 8, 2026 regular meeting minutes as written.

MEMBER PARTICIPATION

None

ARCHITECTURAL REPORT

The report was not received by the meeting.

COMMITTEE REPORTS

Landscape

Mr. Filson reviewed water consumption and use of water. The Board discussed some tree issues and work to be reviewed in the future.

An issue with a drain was reviewed and it was determined that it is the owner's responsibility. It was noted that the drain was installed by a prior owner.

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Mr. Filson reviewed the new valves being installed.

Financial

The Board reviewed the financials for the month of February 28, 2026. She explained the expenses for the past month.

Assets include \$104,190.00 in operating account with <\$26,235.00> due to reserve from prior year.

Month end operating expenses came in at \$13,823.00 less than what was budgeted, however this largely attributed to water billing. It is noted that printing and stationary line item came in higher than what was budgeted at \$1,020.00 vs. budget of \$217.00.

There are currently 15 accounts on the aging delinquency report (totaling \$1,860.00), several of which a monthly dues and the several which is the difference between the old monthly rate vs the increase that was implemented. I recommend that an email be sent out reminding everyone of the increase as well as the Board's collective decision on waiving late fees. We can only emphasize that at the end of the day, monthly increase will continue if we continue waiving late charges as there is a process that occurs when accounts are past due and we pay for that process.

It was agreed to review the collection policy at the next meeting.

Welcome

There have been no new owners since the past month.

Home Inspections

Kathy noted that there were 13 owners being tracked since last month.

17442 Bellechase needs to still have the Chimney needs to be painted. A hearing notice should be sent.

17758 Bellechase – Letter is being sent by EVCC.

12016 Versailles needs to have a hearing for work not completed.

17725 Bellechase needs to have a hearing for work not completed.

Some follow up will be handled on some of the issues and many have addressed their issues.

Hardscape

Malcolm reviewed the report on all the utility boxes. The Board was very pleased on the report and will work on items that need repair. Calls will be made to the utility companies.

President's Report

Mrs. Pfeiffer reviewed the Architectural Applications from the past month. The Board discussed the annual meeting process and the date ballots will be mailed. She reviewed the newsletter being sent out and noted how people are not reading the newsletter. The tree trimming has been completed on Tretagnier and paid for by the owners.

It was noted that the audit is being worked by Alicia Owens.

CORRESPONDENCE

The Board reviewed the violation letters that need to be sent out and or monitored. The Board discussed a letter to be written to the owner regarding a parking issue and the use of the driveway.

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UNFINISHED BUSINESS

- A. There was no old business.

NEW BUSINESS

- A. Zone Zero updates – It was noted that the rules from the fire district should be making a decision in May of 2026.

DATE OF NEXT MEETING

The next Board of Directors meeting is scheduled for April 9, 2026 at 4:00 p.m.

ADJOURNMENT

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:11 p.m.

Prepared by:
Elite Community Management and Kathy Hebert

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

Date