

Eastview RB Patio Home Association

Regular Board of Directors Meeting

April 19, 2023

Meeting Minutes

CALL TO ORDER

The regular Board of Directors meeting of the Eastview RB Patio Home Association was called to order at 2:00 p.m. at the Eastview Community Center.

Board Members Present: Vicki Owen, Marnie Wernberg and Annette Kilmer. Julie Sanders was absent.
Others Present: Susan Grant and Aubree Bundy from PMC and two homeowners.

EXECUTIVE MEETING DISCLOSURE

No executive meeting was held in March.

OPEN FORUM

An owner attended to discuss an ARC change to widen his front walkway and gate to accommodate parking a golf cart on his front patio. Although the golf cart would not be seen from the street, the Board agreed that storing items on patios is against the association's CC&Rs and have denied the request to store the golf cart on the patio. They Board agreed that widening the gate would not be an issue if the owner still wanted to pursue that idea.

An owner attended to report that street work is going to be done this Friday but no one is certain what kind of work is to be done.

APPROVE MINUTES OF LAST MEETING

A motion was made, seconded and unanimously carried to approve the March 15, 2023 regular meeting minutes as amended. (VO/AK)

FINANCIAL REPORTS

The Board reviewed the financial statement for the period ending March 31, 2023. As of March 31, 2023, the operating account reflects a balance of \$98,878.89, the reserve account reflects a balance of \$204,640.05, accounts receivable reflects a balance of \$2,017.09 with total assets of \$305,536.03. The prepaid assessments total \$7,649.25 and the association is currently \$28,000.00 under budget. **A motion was made, seconded and unanimously carried to accept the financial statement for the period ending March 31, 2023 as presented for audit. (MW/AK)**

The delinquency report was reviewed by the Board. There are no new delinquencies.

The Board reviewed the independent auditor's report. **A motion was made, seconded and unanimously carried to approve the independent auditor's report submitted by Stephen DeMaine, CPA. (MW/VO)**

The Board reviewed the draft budget for 2023-2024. After determining there is no need to increase the monthly assessment, **a motion was made, seconded and unanimously carried to approve the 2023-2024 budget as submitted. (VO/AK)**

The Board will table the discussion of the reserve study as the number of mailboxes needs to be clarified.

The Board agreed to use funds from the money market to open two CDs in the amount of \$50,000.00 each. One for a seven month term and the other for a thirteen month term. **A motion was made, seconded and unanimously carried to open two CDs in the amount of \$50,000.00 each. One for a seven month term and the other for a thirteen month term. (MW/VO)**

COMMITTEE REPORTS

Landscape: The Board reviewed the following proposals:

- ❖ The Board reviewed proposal #18986 from Landscapes USA. **A motion was made, seconded and unanimously carried to approve proposal #18986 in the amount of \$2,132.97 to be charged to operating. (MW/AK)**
- ❖ The Board reviewed proposal #18884 from Landscapes USA. This proposal is tabled.
- ❖ The Board reviewed proposal #18885 from Landscapes USA. **A motion was made, seconded and unanimously carried to approve proposal #18885 in the amount of \$6,401.97 to be charged to operating. (MW/VO)**
- ❖ The Board reviewed proposal #18886 from Landscapes USA. **A motion was made, seconded and unanimously carried to approve proposal #18886 in the amount of \$572.24 to be charged to operating. (MW/VO)**
- ❖ The Board reviewed proposal #18887 from Landscapes USA. **A motion was made, seconded and unanimously carried to approve proposal #18887 in the amount of \$549.32 to be charged to operating. (VO/MW)**

Architectural: The Board reviewed the ARC report.

The Board denied the ARC application to widen the walkway and gate to enable golf cart parking as it is against the CC&Rs to store items on the patios. **A motion was made, seconded and unanimously carried to deny the ARC request to store a golf cart on the front patio. (VO/MW)**

OLD BUSINESS


Two courtesy notices were reviewed by the Board.

NEW BUSINESS

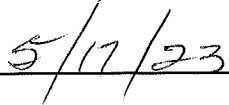
No new business was discussed.

ADJOURNMENT

As there was no further business to come before the Board in regular session, **a motion was made, seconded and unanimously carried to adjourn the regular Board of Directors meeting at 3:50 p.m. (AK/MW)** The next regular Board meeting is Wednesday, May 17, 2023 at 2:00 p.m.



Attest



Date