

Eastview RB Patio Home Association

Regular Board of Directors Meeting

October 18, 2023

Meeting Minutes

CALL TO ORDER

The regular Board of Directors meeting of the Eastview RB Patio Home Association was called to order at 1:02 p.m. at the Eastview Community Center.

Board Members Present: Vicki Owen, Julia Miller, Julie Sanders and Annette Kilmer. Marnie Wernberg was absent.

Others Present: Susan Grant from PMC.

EXECUTIVE MEETING DISCLOSURE

No executive meeting was held in September.

OPEN FORUM

It was brought to the Board's attention through a resident concern form that an owner has opened a day care in their home. They have displayed a large sign in their driveway to advertize the day care. PMC indicated that, by law, the day care is allowed but the sign will need to be removed immediately.

APPROVE MINUTES OF LAST MEETING

A motion was made, seconded and unanimously carried to approve the September 20, 2023 regular meeting minutes and the organizational meeting minutes as amended. (VO/AK)

FINANCIAL REPORTS

The Board reviewed the financial statement for the period ending September 30, 2023. As of September 30, 2023, the operating account reflects a balance of \$56,923.21, the reserve account reflects a balance of \$186,134.40, accounts receivable reflects a balance of \$3,177.09 with total assets of \$246,234.70. The prepaid assessments total \$5,091.75 and the association is approximately \$6,200.00 over budget, mainly due to irrigation repairs. Vicki Owen will look into the repairs to confirm they belong to Eastview. **A motion was made, seconded and unanimously carried to accept the financial statement for the period ending September 30, 2023 as presented for audit. (JM/VO)**

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

The Board was given a copy of the final review from Steve DeMaine, CPA.

COMMITTEE REPORTS

Landscape: Landscapes USA proposal #20291 was reviewed. All work outlined in this proposal has been completed.

PMC will follow up with Aguilar Tree Care to see if they have treated the trees. **A motion was made, seconded and unanimously carried to approve the spraying of the trees by Aguilar Plant Care. (VO/JM)**

Architectural: The Board reviewed the ARC report from September 19, 2023.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

The Board reviewed a courtesy notice regarding the removal of plant material and debris that was up against their neighbor's home. PMC has requested the resident provide a photo that the issue has been resolved.

The Board reviewed a letter to an owner regarding their back wall. The owner wanted the association to pay to repair his cracked wall. The wall is the owner's responsibility and it was determined that the wall was built incorrectly by the developer.

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 1:47 p.m. (VO/AK)** The next meeting is the annual meeting & election and is scheduled for Wednesday, November 15, 2023 at 1:00 p.m.

Marnie Wornby

Attest

11/15/2023

Date