

Eastview RB Patio Home Association

Regular Board of Directors Meeting

January 17, 2024

Meeting Minutes

CALL TO ORDER

The regular Board of Directors meeting of the Eastview RB Patio Home Association was called to order at 1:08 p.m. at the Eastview Community Center.

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

Others Present: Susan Grant from PMC and one homeowner.

EXECUTIVE MEETING DISCLOSURE

No executive meeting was held in November.

OPEN FORUM

An owner attended the meeting to see if any other owners were going to contest the Day Care Policy that was sent to the membership for a 28 day comment period. No one attended the meeting with any objections.

APPROVE MINUTES OF LAST MEETING

A motion was made, seconded and unanimously carried to approve the November 15, 2023 regular meeting minutes as written. (JM/VO)

FINANCIAL REPORTS

The Board reviewed the financial statements for the periods ending November 30 & December 31, 2023. As of December 31, 2023, the operating account reflects a balance of \$36,473.11, the reserve account reflects a balance of \$194,255.20, accounts receivable reflects a balance of \$2,320.09 with total assets of \$233,048.40. The prepaid assessments total \$5,367.25 and the association is approximately \$27,000.00 over budget, mainly due to water, pest control and irrigation repairs. **A motion was made, seconded and unanimously carried to accept the financial statements for the periods ending November 30 & December 31, 2023 as presented for audit. (JM/AK)**

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

The Board reviewed the proposal from Association Reserves to implement a reserve study package for their onsite and offsite updates. The Board does not feel it is necessary to do the updates and will just do their onsite reserve study in 2025.

COMMITTEE REPORTS

Landscape: Landscapes USA submitted two proposals for irrigation repairs and all work outlined has been completed. Landscapes USA has informed the Board that the cost for brass in the irrigation valves has doubled.

An owner on Fairhope has requested a tree in his front yard be trimmed due to allergies. The Board would rather not have to trim this tree every year and will get a quote from Atlas Tree Service to remove the tree.

Architectural: The Board reviewed the ARC reports for November, December and January.

OLD BUSINESS

The driveway at 17477 Drayton Hall Way needs to be replaced as the replacement that was done in February 2023 never cured correctly and left the driveway with dark marks all over the driveway. PMC will contact Tommy White to have this redone.

NEW BUSINESS

The Board reviewed a 2nd violation notice and a courtesy notice. Both issues have been resolved.

The Board requested the association's attorney to draft a Day Care Policy that was sent to the membership for a 28 day comment period. No owners attended the meeting to refute any portion of the policy. **A motion was made, seconded and unanimously carried to adopt the Day Care Policy as written. (MW/AK)** Now that the new policy has been adopted, PMC will send any owners who run day care businesses a letter to submit the required documentation.

PMC will send a courtesy reminder to an owner on Drayton Hall Way regarding a commercial vehicle that has been parked in front of the home.

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 1:50 p.m. (MW/VO)** The next meeting is scheduled for Wednesday, February 21, 2024 at 1:00 p.m.

Attest



Date


