

Eastview RB Patio Home Association

Regular Board of Directors Meeting

October 15, 2025

Meeting Minutes

CALL TO ORDER

The regular Board of Directors meeting of the Eastview RB Patio Home Association was called to order at 1:03 p.m. at the Eastview Community Center.

Board Members Present: Vicki Owen, Julia Miller, Julie Sanders, Annette Kilmer and Marnie Wernberg.
Others Present: Susan Grant from Property Management Consultants, Inc. (PMC).

EXECUTIVE MEETING DISCLOSURE

The Board did not meet in executive session on September 17, 2025.

OPEN FORUM

No members were present.

APPROVE MINUTES OF LAST MEETING

A motion was made, seconded and unanimously carried to approve the September 17, 2025 regular meeting minutes as written. (VO/JS)

FINANCIAL REPORTS

The Board reviewed the financial statement for the period ending September 30, 2025. As of September 30, 2025, the operating account reflects a balance of \$48,165.22, the reserve account reflects a balance of \$185,281.83, accounts receivable reflects a balance of \$2,289.59 with total assets of \$235,736.64. The prepaid assessments total \$6,604.00 and the association is approximately \$2,500.00 over budget. **A motion was made, seconded and unanimously carried to accept the financial statement for the period ending September 30, 2025 as presented for audit. (JM/JS)**

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

The Board reviewed the final independent auditor's review after the draft was approved at the last meeting.

COMMITTEE REPORTS

Landscape: Vicki Owen reported that Landscapes USA will scalp the turf areas in December in an effort to reduce the thatch height.

Architectural: PMC did not receive the ARC report as the meeting was just held on October 14, 2025.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

An owner on Fairhope Road has submitted a request to have the driveway replaced as the driveway is pitted and cracked. The Board will consider replacing the concrete driveway but not the stamped concrete portion as it is not in need of being replaced. PMC will obtain bids to do this work. Vicki Owen will communicate this plan to the owner.

JOURNMENT

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 1:28 p.m. (AK/MW)** The next meeting is scheduled for Wednesday, November 19, 2025 at 1:00 p.m.

Attest

Date

11/19/2025