

**EASTVIEW DUPLEX HOMEOWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**October 13, 2025**  
**REGULAR MEETING MINUTES**

**CALL TO ORDER:**

The meeting was called to order at 5:00 PM and convened at the community clubhouse.

**BOARD MEMBERS PRESENT:**

Rik Goodman	President
Brian Armstrong	Vice President
Tracie Catibog	Treasurer
Jon Kurtin	Member at Large

**BOARD MEMBERS ABSENT:**

Wally Dutton	Secretary
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**ALSO PRESENT:**

Cori Shipp	Property Advantage
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**MINUTES:**

The previous meeting minutes were reviewed. Upon a motion made, seconded and carried, it was:

**RESOLVED;** to approve the Regular Meeting Minutes from August 11, 2025, as presented.

**FINANCIALS:**

The Board reviewed the Financial Statements to date. Upon a motion made, seconded, and carried, it was;

**RESOLVED;** to receive and file the July and August 2025 financials, subject to year-end review by a certified public accountant.

**UNFINISHED BUSINESS:**

**Ratify Rule change** – Upon a motion made, seconded, and carried, it was;

**RESOLVED;** to approve ratifying the amendment to the Rules related to parking on the street due to no negative feedback from the community.

**French drain bid** - Upon a motion made, seconded, and carried, it was;

**RESOLVED;** to approve the bid from LandscapesUSA to install French drains behind two homes on Carnton Way (17453 and 17459) due to high moisture levels around the foundations.

**NEW BUSINESS:**

**Tree trimming bids** – Upon a motion made, seconded, and carried, it was;

**RESOLVED;** to approve the bids from Greenbrier Tree Experts to trim 3 Eucalyptus trees on Devereux Rd, 2 Pear trees on Adena Lane and 2 pine trees at the end of Adena Lane.

**Email from Ron about pine tree** – The Board reviewed an email from the Patio II HOA President, stating they had an arborist look at the pine trees and they reported the trees to be in good health and not in danger of falling. Therefore, the Board asked Management to hire their own Arborist to provide a second opinion.

**Arborist bid** – The Board asked Management to negotiate with Greenbrier to see if they would be willing to provide their arborist report at no charge if we approve all their tree trimming bids.

**Updated Reserve Study** – Management provided the updated Reserve Study for the Boards review.

**Bid to install landscape along 17679 Adena Lane** – Upon a motion made, seconded, and carried, it was;

**RESOLVED;** to approve the bid from LandscapesUSA in the amount of \$2,063.80 to install new plants and grass along the side of 17679 Adena Lane.

**Special Assessment letter** - Upon a motion made, seconded, and carried, it was;

**RESOLVED;** to approve the proposed letter contingent upon changing the start date to March 1<sup>st</sup> if the vote passes.

**EXECUTIVE MEETING OVERVIEW:**

The Board discussed delinquencies, disciplinary actions, as well as approved the previous Executive Meeting Minutes.

**NEXT MEETING:**

The next meeting is scheduled for December 8, 2025.

**ADJOURNMENT:**

Upon a motion made, seconded and carried, it was resolved to approve adjourning the meeting at 5:37 PM.

Attest: \_\_\_\_\_

Date: \_\_\_\_\_