EASTVIEW DUPLEX HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
April 13, 2026
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
Jon Kurtin	Vice President
Brian Armstrong	Treasurer
Wally Dutton	Secretary

BOARD MEMBERS ABSENT:

Tracie Catibog	Member at Large

ALSO PRESENT:

Cori Shipp	Property Advantage

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

RESOLVED; to approve the Regular Meeting Minutes from February 9, 2026, 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 February 2025 financials to date, subject to year-end review by a certified public accountant.

UNFINISHED BUSINESS:
None

NEW BUSINESS:
Response from Patio II to landscape concerns letter – The Board reviewed Patio II HOA's response regarding the Eastview Boards request for a more proactive approach to landscape maintenance. Patio II did not agree to have their trees trimmed at this time so Management stated they will follow up with Eastview Arborist to get an Arborist report for the pine trees that need trimming.

Bid for skylight replacement - Upon a motion made, seconded and carried, it was:

RESOLVED; to approve the bid from SD Roof Dr. in the amount of $1,960 to replace two skylights at 17603 Devereux Road since they have moisture caught inside that cannot be removed.

Redesignate Officer positions – The Board agreed to adjust the officer positions as follows:
Brian Armstrong – Treasurer, Tracy Catibog – Member at Large, Jon Kurtin – Vice President, Rik Goodman – President and Wally Dutton – Secretary.

Review and approve new annual budget – Tabled until next meeting to allow more time to review.

Zone Zero Regulations for landscaping – The Board reviewed the Zone 0 requirements for reducing fire hazards and agreed to discuss further on the next landscape walk through.

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 August 10, 2026.

ADJOURNMENT:
Upon a motion made, seconded and carried, it was resolved to approve adjourning the meeting at 6:00 PM.

Attest:____ Date:_________