

Eastview RB Patio Home Association

Regular Board of Directors Meeting

August 20, 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, Marnie Wernberg, Julie Sanders and Annette Kilmer. Julia Miller was absent.

Others Present: Susan Grant from Property Management Consultants, Inc. (PMC).

EXECUTIVE MEETING DISCLOSURE

The Board did not meet in executive session on July 16, 2025.

OPEN FORUM

No members were present.

APPROVE MINUTES OF LAST MEETING

A motion was made, seconded and unanimously carried to approve the July 16, 2025 regular meeting minutes as written. (VO/JS)

FINANCIAL REPORTS

The Board reviewed the financial statement for the period ending July 31, 2025. As of July 31, 2025, the operating account reflects a balance of \$53,803.79, the reserve account reflects a balance of \$185,176.60, accounts receivable reflects a balance of \$1,989.59 with total assets of \$240,969.98. The prepaid assessments total \$6,694.00 and the association is approximately \$2,200.00 under budget. Now that a new fiscal year has started the Board wants to adjust the reserve allocations on the balance sheet. **A motion was made, seconded and unanimously carried to accept the financial statement for the period ending July 31, 2025 as presented for audit. (MW/AK)**

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

The Board reviewed and approved a transfer to eliminate the due to/due from on the balance sheet.

COMMITTEE REPORTS

Landscape: PMC will send Mike Blake water bills so that he can determine if the association is saving on water usage.

Architectural: The Board reviewed the July 8, 2025 ARC report submitted by the Community Center ARC Committee.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

No new business was discussed.

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 1:32 p.m. (JS/MW)** The next meeting is scheduled for Wednesday, September 17, 2025 at 1:00 p.m.

Julie Sanders
Attest

9/17/25
Date