

EASTVIEW DUPLEX HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
February 9, 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
Brian Armstrong	Vice President
Wally Dutton	Secretary
Jon Kurtin	Member at Large

BOARD MEMBERS ABSENT:

Tracie Catibog	Treasurer
----------------	-----------

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 December 8, 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 September and December 2025 financials, subject to year-end review by a certified public accountant.

UNFINISHED BUSINESS:

Bid for additional tree trimming on Bajada - Upon a motion made, seconded and carried, it was:

RESOLVED; to approve the bid from Greenbrier Tree Experts in the amount of \$2,400 to trim the trees that were not included in the previous tree trimming bid along the Bajada slope.

NEW BUSINESS:

Bid for French drain due to flooding – Tabled for further review.

Letter to Patio II HOA about landscaping - Upon a motion made, seconded and carried, it was:

RESOLVED; to approve the letter drafted by Management to send to the Patio II HOA asking them to be more proactive about maintaining their landscape.

Architectural request to add lights on front pergola – The Board asked Management to notify the owner to submit an arch application to the Arch Committee for approval before installing any lights and include an image of what the lights will look like and how they will be installed.

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 April 13, 2026.

ADJOURNMENT:

Upon a motion made, seconded and carried, it was resolved to approve adjourning the meeting at 5:45 PM.

Attest: _____

Date: _____