

# **Eastview RB Patio Home Association**

## **Regular Board of Directors Meeting**

May 21, 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, Annette Kilmer, Julie Sanders, and Julia Miller. Marnie Wernberg was absent.

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

#### **EXECUTIVE MEETING DISCLOSURE**

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

#### **OPEN FORUM**

No members were present.

#### **APPROVE MINUTES OF LAST MEETING**

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

#### **FINANCIAL REPORTS**

The Board reviewed the financial statement for the period ending April 30, 2025. As of April 30, 2025, the operating account reflects a balance of \$86,999.74, the reserve account reflects a balance of \$192,192.70, accounts receivable reflects a balance of \$1,989.59 with total assets of \$281,182.03. The prepaid assessments total \$9,719.00 and the association is approximately \$11,300.00 under budget. **A motion was made, seconded and unanimously carried to accept the financial statement for the period ending April, 2025 as presented for audit. (JM/AK)**

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

The Board reviewed the 2025-2026 draft budget. An increase to the monthly assessment is not necessary and the amount will remain at \$275.00. **A motion was made, seconded and unanimously carried to approve the 2025-2026 budget as presented. (JM/VO)**

#### **COMMITTEE REPORTS**

**Landscape:** The Board reviewed three landscape proposals regarding plantings and a valve replacement. **A motion was made, seconded and unanimously carried to approve all three proposals for plantings and a valve replacement. (JM/VO)**

**Architectural:** The Board reviewed the ARC report submitted by the Community Center ARC Committee. It was reported that an owner of Fairhope Court did not attend the scheduled hearing at the ARC Committee meeting regarding a patio cover that is not in compliance with the governing documents.

An owner on Bocage submitted a request to plant a tree in the front yard which was denied by the ARC Committee as the front yard is considered common area.

**OLD BUSINESS**

No old business was discussed.

**NEW BUSINESS**

Vicki Owen reported that Eastview RB Patio Duplex recently trimmed trees. Several pine trees that belong to Eastview RB Patio I were trimmed by mistake. The Board was concerned as pines should not be trimmed at this time of year. The association's arborist will need to keep an eye on the pine trees to be sure they are not struggling in any way.

**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 1:27 p.m. (JS/JM)** The next meeting is the annual meeting & election and is scheduled for Wednesday, June 18, 2025 at 1:00 p.m.

Marnie Wornberg  
Attest

July 16, 2025  
Date