EASTVIEW RB COMMUNITY CENTER
REGULAR MEETING OF THE BOARD OF DIRECTORS

August 16, 2011

MINUTES

DIRECTORS PRESENT: Garry Denlinger President
Teri Denlinger Secretary
John Kersey Treasurer
David Hebert Director @Large/ Facilities/Maintenance
Pat Murphy Director @ Large/Landscape/Arch
Annette Storer Director @ large/Recreation & Social

DIRECTORS ABSENT: Vacancy Vice President

OTHERS PRESENT Chris Hodge from Elite Community Management. Twenty-four homeowners were present at the meeting.

CALL TO ORDER

The meeting was called to order by Board President Garry Denlinger at 7:00 p.m. Mr. Denlinger informed Board members of the conflict-of-interest form that needs to be completed by each Board member.

APPROVAL OF PREVIOUS MINUTES

Upon a motion duly made, seconded, and unanimously carried, the Board approved the minutes from the July 19, 2011 Board meeting as written. (Murphy/T. Denlinger)

MEMBER PARTICIPATION

Mr. Barry stated that he is a new owner and that he is swimming at the pool on a daily basis. He stated that the temperature of the pool is 84 degrees. He stated that other pools in the area have pool temperatures between 78 and 80 degrees. The Board agreed that the temperature is too high and the pool temperature will be lowered to 81 degrees.

COMMITTEE REPORTS

Architectural Review Committee:
The Committee reviewed 6 applications and all were approved at the Architectural Review meeting.

Mrs. Murphy discussed the history behind the decision to broaden exterior paint color options. She detailed the steps taken from the onset of the process through committee actions and notices provided to the membership. She also reviewed a survey that was sent to all owners on the color options being presented to the membership and the Board.
Mr. Denlinger reviewed letters received from the Patio I and Duplex Associations regarding the addition of exterior paint colors. He opened comments to the floor. Members discussed concerns regarding the color choices. The Architectural Committee referred owners to the homes rebuilt after the 2007 fires and the stucco colors. Owners discussed the colors with the Board and whether colors need to be added to the current palate.

Owner survey results were reviewed:

**Color #1 - Egyptian Sand** - received 13 yes votes and 13 no votes.

Upon a motion duly made, and seconded, the Board tied on the vote to approve Color #1 and, thus, the color option was not approved. (Murphy/Storer)

**Color #2 – Wooded Acre** - received 12 yes votes and 15 no votes.

Upon a motion duly made, and seconded, the Board denied Color #2 as an approved color. (Murphy/Hebert)

**Color #3 – Trail Dust** - received 1 yes vote and 16 no votes.

Upon a motion duly made, and seconded, the Board denied Color #3 as an approved color. (Murphy/Hebert)

**Color #4 – Almond Latte** - received 24 yes votes and 4 no votes.

Upon a motion duly made, and seconded, the Board approved Color #4 – Almond Latte (Murphy/Hebert)

**BOARD MEMBER REPORTS**

**Presidents Report:**

Mr. Denlinger noted that some owners are still bringing their dogs to the pool area. It is a County Health violation to have a dog in the pool area. It was agreed to notify those owners who have brought their pets to the Community Center that they will not be allowed to enter the clubhouse or pool area.

He noted that the Board is still looking for a volunteer to fill the vacant position for Vice President on the Board.

He then summarized proposed tennis court rules and it was agreed that recommendations should be made to the Rules section of the new Directory. Mr. Denlinger also plans to review the proposal with representatives from tennis groups that regularly play at Eastview.

**Secretary/Correspondence**

Ms. Denlinger informed the Board about the current proposals to repair the stamped concrete. Specifications are being developed and the Board will consider the information as soon as the Stamped Concrete Committee reviews the available estimates.
Treasurer/Budget and Finance
Mr. Kersey reviewed the July 31, 2011, financials with the Board. He proposed moving some of the surplus funds from the Operating to Reserves accounts. He will determine the amount once the auditor assessment is presented.

Mr. Kersey also reviewed the delinquency list with the Board.

He requested that $120.00 be transferred from account 7400 to 7101. He also inquired about the Insurance for State Compensation Fund.

Upon a motion duly made, seconded, and unanimously carried, the Board approved the May 2011 Financials as filed subject to audit. (Kersey/Murphy)

Vice President Report/Personnel
The Board discussed options for additional personnel, specifically with regard to one employee who is currently ill.

Landscaping
Mrs. Murphy discussed the landscape report. She is working with Holmes to keep the water off court number 2. She noted that all other items are in her monthly report.

Facilities/Maintenance
Mr. Hebert reviewed the tennis court resurfacing schedule. He added a day to the schedule for each court in case of unforeseen problems. It was agreed that owners who regularly use the courts be advised of the resurface schedule, and reminded that only two courts will be available for use.

It was noted that the chlorinator is in need of replacement for the pool.

Upon a motion duly made, seconded, and unanimously carried, the Board unanimously approved $452.00 to be paid out of operating for a new chlorinator to be installed by Creative Pools. (Hebert/Murphy)

Recreation/Social
Mrs. Storer provided a report on the upcoming Family Picnic and the selected brochure design. She also noted that Friday Happy Hour will continue on the 1st and 3rd Fridays of each month.

Center Manager’s Report
Mrs. Tucker stated that the new flag was donated to the center. She asked the Board to provide her with their signed Conflict-of Interest statements. She also reminded the Board that she will be gone for a week beginning the following week.

OLD BUSINESS

Security System
The Board discussed spending $200.00 for a security system to help monitor certain areas of the facility.
NEW BUSINESS
No new business was reported.

DATE OF NEXT MEETING
The next scheduled Board of Directors meeting is September 20, 2011.

ADJOURNMENT
With no further business to discuss,

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 9:13 p.m. (Murphy/Storer).

Prepared by:
Elite Community Management

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Secretary, Eastview Community Center Board  Date

September 20, 2011