

Eastview RB Patio Home Association

Regular Board of Directors Meeting

February 23, 2022

Meeting Minutes

CALL TO ORDER

The regular Board of Directors meeting of the Eastview RB Patio Home Association was called to order at 2:02 p.m. via Zoom.

Board Members Present: Vicki Owen, Marnie Wernberg, Julie Sanders, Annette Kilmer and Sylvia Corn.
Others Present: Susan Grant from PMC and one homeowner.

EXECUTIVE MEETING DISCLOSURE

There was no executive meeting held in January.

OPEN FORUM

An owner attended to request the late fees on his account be waived. The owner hadn't paid the monthly assessment since PMC started managing the association in July 2021. The owner claims they don't see their mail often as it is kept at the post office so none of the association correspondence was seen by him. He indicated that his bank continued to send payments to Walters but they were being returned to his account, unbeknownst to him. The Board will discuss his request to remove late fees in executive session.

APPROVE MINUTES OF LAST MEETING

A motion was made, seconded and unanimously carried to approve the January 26, 2022 regular meeting minutes as written. (VO/MW)

FINANCIAL REPORTS

The Board reviewed the financial statement for the period ending January 31, 2022. As of January 31, 2022, the operating account reflects a balance of \$128,020.75, the reserve account reflects a balance of \$82,056.84, accounts receivable reflects a balance of \$3,625.00 with total assets of \$213,702.59. The prepaid assessments total \$9,396.75. The association is currently \$1,627.44 under budget. **A motion was made, seconded and unanimously carried to accept the financial statement for the period ending January 31, 2022 as presented for audit. (JS/MW)**

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

COMMITTEE REPORTS

Landscape: The Board reviewed the Town Hall meeting notice that was sent to the membership on February 22, 2022 to discuss the special assessment for new smart controllers.

A request from an owner on Drayton Hall Way was reviewed regarding a tree that needs to be trimmed. Vicki Owen will have the arborist take a look at the tree and include it in the next round of tree trimming in May.

The Board approved an invoice for planting the Adena slope from Landscapes USA in the amount of \$2,288.74 to be paid. Irrigation repairs were also made in the amount of \$1,661.47. Both invoices are to be paid from the operating fund.

Architectural: The Board reviewed the architectural report from the Eastview Community Center Clubhouse.

OLD BUSINESS

A response from a courtesy notice was received regarding the Board's request to remove dog bags and newspapers from their front yard area. The owner responded that they don't subscribe to the newspaper that is delivered. The owner requested the Board allow for a dog pot station in the neighborhood. The Board will not install a dog pot station as most owners are able to dispose of their own dog waste. PMC will respond to the owner and suggest they buy a small waste can from Home Depot for their dog bags.

NEW BUSINESS

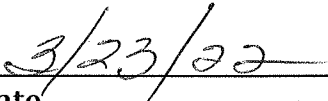
No new business was discussed.

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 2:45 p.m. (MW/VO)** The next regular Board meeting has been moved to Wednesday, March 23, 2022 at 2:00 p.m.



Attest



Date