

# **Eastview RB Patio Homes I Association**

## **Regular Board of Directors Meeting**

December 1, 2021

### **Meeting Minutes**

#### **CALL TO ORDER**

The regular Board of Directors meeting of the Eastview RB Patio Homes I Association was called to order at 2:04 p.m. at the Eastview Clubhouse.

Board Members Present: Vicki Owen, Marnie Wernberg, Julie Sanders, Annette Kilmer and Sylvia Corn.  
Others Present: Susan Grant from PMC, Mike Blake from Landscapes USA and Mike Palumbo from Jain Irrigation.

#### **SMART CONTROLLERS**

Mike Blake from Landscapes USA and Mike Palumbo from Jain Irrigation attended the meeting to review information for the smart controllers that were proposed to the Board. Mike Palumbo informed the Board that the controllers are a cloud based controller, meaning access to the controllers can be made with a smart phone. Programming is unique in that it can detect slopes, flat areas, turf, shrubs etc. The controllers can also suspend watering, block days, create a watering window and forecast rain. Reports can be provided to the Board as often as requested. There are rebates available and the association would get approximately \$4,200.00 back in rebates.

#### **EXECUTIVE MEETING DISCLOSURE**

There was no executive meeting held in October.

#### **OPEN FORUM**

No issues were brought to the Board for discussion.

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

**A motion was made, seconded and unanimously carried to approve the October 27, 2021 regular meeting minutes as written. (VO/SC)**

#### **FINANCIAL REPORTS**

The Board reviewed the financial statement for the period ending October 31, 2021. As of October 31, 2021, the operating account reflects a balance of \$120,924.29, the reserve account reflects a balance of \$78,747.06, accounts receivable reflects a balance of \$4,130.00 with total assets of \$203,801.35. The prepaid assessments total \$8,251.75. It was noted that water is still over budget. **A motion was made, seconded and unanimously carried to accept the financial statement for the period ending October 31, 2021 as presented for audit. (SC/JS)**

The delinquency report was reviewed by the Board. PMC will send letters to three (3) owners who are delinquent. If no response is received or payments received by December 15, 2021, the Board will proceed with pre-lien letters.

PMC reported that a new law goes into effect January 1, 2022 that states collection actions must be handled by a legally certified agency. This means that PMC will no longer be handling demands and liens for collections. The association's attorney will handle all collection actions after January 1, 2022.

**COMMITTEE REPORTS**

Landscape: The Board will likely move forward with the smart controllers and will need to impose a special assessment of the membership. PMC will contact the associations reserve analyst to confirm whether any association reserve funds can or should be used for this project. The process of moving forward with a special assessment will begin in February.

The Board reviewed bids to remove a camphor tree on Drayton Hall. The reason for the removal request is that the tree roots got into a lateral pipe. **A motion was made, seconded and unanimously carried to approve the Union Tree Service bid for \$900.00 to be charged to reserves. (SC/VO)**

Architectural: The Board reviewed the ARC report submitted by the Eastview Architectural Review Committee.

Vicki Owen reported the letters on the monument need to be painted and will submit an ARC application to the Eastview ARC Committee.

**OLD BUSINESS**

A second violation was sent to an owner to remove a spot light on the home.

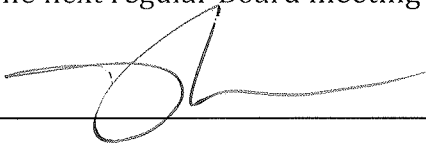
**NEW BUSINESS**

The Board reviewed the assessment collection policy drafted by PMC and reviewed by Roseman Law. **A motion was made, seconded and unanimously carried to adopt the assessment collection policy. (VO/SC)**

**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 3:21 p.m. (MW/VO)** The next regular Board meeting has been moved to Wednesday, January 26, 2022 at 2:00 p.m.

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Attest



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Date

1/26/22