

Eastview RB Patio Homes I Association

Regular Board of Directors Meeting

January 26, 2022

Meeting Minutes

CALL TO ORDER

The regular Board of Directors meeting of the Eastview RB Patio Homes I Association was called to order at 2:05 p.m. via Zoom.

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

EXECUTIVE MEETING DISCLOSURE

There was no executive meeting held in December.

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 December 1, 2021 regular meeting minutes as written. (VO/MW)

FINANCIAL REPORTS

The Board reviewed the financial statements for the periods ending November 30 & December 31, 2021. As of December 31, 2021, the operating account reflects a balance of \$134,816.77, the reserve account reflects a balance of \$80,953.46, accounts receivable reflects a balance of \$2,775.00 with total assets of \$218,545.23. The prepaid assessments total \$10,211.75. **A motion was made, seconded and unanimously carried to accept the financial statements for the periods ending November 30 & December 31, 2021 as presented for audit. (SC/JS)**

The delinquency report was reviewed by the Board. Two prior owners need refunds as the association appears to be overpaid through escrow. Another owner hasn't paid the monthly assessment since the change in management in July. **A motion was made, seconded and unanimously carried to send a pre-lien letter and a lien, if unpaid, to the delinquent owner, APN #273-860-04-14 (SC/MW)**

COMMITTEE REPORTS

Landscape: The Board reviewed the costs involved with the upcoming special assessment for the smart controllers. A Town Hall meeting will be scheduled for the membership to attend and get all of the necessary information related to the proposed special assessment. The Board discussed allowing two payment options, a one lump sum of \$500.00 or two payments of \$250.00 to be paid 60 days apart.

A request was received from an owner on Fairhope to remove a tree in the front yard area that looks to be diseased. The Board has had the tree evaluated by the association's arborist and agree that it only needs trimming. It will be trimmed on the next tree trimming cycle. Vicki Owen will work with the tree companies to get a list of needed trimming.

Architectural: The Board reviewed the painting proposal from JC Pro Painting to paint the monument stucco and lettering for \$700.00. **A motion was made, seconded and unanimously carried to**

approve the proposal from JC Pro Painting for \$700.00 to paint the monument stucco and lettering. (VO/SC) PMC will follow up with the contractor for scheduling.

OLD BUSINESS

A response from a second violation was received regarding the request to remove the spot light on the home. The owner has replaced the spotlight with the original fixture.

NEW BUSINESS

PMC reported that 20 homeowners have signed up for receiving association related information via email.

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 2:54 p.m. (MW/JS)** The next regular Board meeting has been moved to Wednesday, February 23, 2022 at 2:00 p.m.

Marnie Wernberg
Attest

2/23/2022
Date