

Eastview RB Patio Home Association

Regular Board of Directors Meeting

July 19, 2023

Meeting Minutes

CALL TO ORDER

The regular Board of Directors meeting of the Eastview RB Patio Home Association was called to order at 1:10 p.m. at the Eastview Community Center.

Board Members Present: Vicki Owen, Julie Sanders, Julia Miller and Annette Kilmer. Marnie Wernberg was absent.

Others Present: Susan Grant from PMC

EXECUTIVE MEETING DISCLOSURE

No executive meeting was held in May.

OPEN FORUM

No owners were in attendance.

APPROVE MINUTES OF LAST MEETING

A motion was made, seconded and unanimously carried to approve the May 17, 2023 regular meeting minutes as amended. (VO/AK)

FINANCIAL REPORTS

The Board reviewed the financial statements for the periods ending May 31 & June 30, 2023. As of June 30, 2023, the operating account reflects a balance of \$64,441.58, the reserve account reflects a balance of \$178,712.19, accounts receivable reflects a balance of \$2,474.59 with total assets of \$245,628.36. The prepaid assessments total \$5,649.25 and the association is approximately \$37,000.00 under budget. **A motion was made, seconded and unanimously carried to accept the financial statements for the periods ending May 31 & June 30, 2023 as presented for audit. (AK/JS)**

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

COMMITTEE REPORTS

Landscape: The Board reviewed a proposal to replace a section of irrigation pipe along Escala. **A motion was made, seconded and unanimously carried to approve the irrigation pipe replacement. (VO/AK)**

The Board reviewed a proposal from Aguilar Tree Care to treat the liquidambar trees for caterpillars. **A motion was made, seconded and unanimously carried to approve the treatment of the liquidambar trees. (JS/JM)**

Vicki Owen reported she walked the property with Jose from Landscapes USA and identified several items for the crew to address.

Architectural: The Board reviewed an ARC application that was denied. The reason for the denial was that the owner wanted to take over a portion of common area. This is not permitted per the association's governing documents.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

The Board reviewed a courtesy letter and a response from an owner who had unapproved window coverings.

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 1:41 p.m. (VO/AK)** The next meeting is the annual meeting & election and is scheduled for Wednesday, August 16, 2023 at 1:00 p.m.

Julie Sanders

Attest

8/16/23

Date