

**EASTVIEW RB PATIO I HOME ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 24, 2021  
MINUTES**

- CALL TO ORDER:** The Eastview RB Patio I Homeowners Association Board of Directors meeting was called to order at 2:00 P.M. by Board President Vicki Owen via Zoom.
- MEMBERS PRESENT:** Vicki Owen, President  
Wendie Sandvik, Vice President  
Karen Sommer, Secretary  
Sylvia Corn, Treasurer  
Julie Sanders, Director at Large
- MEMBERS ABSENT:** None
- OTHERS PRESENT:** Heather Wiltshire, Regional Manager, Walters Management
- APPROVAL OF MINUTES:** A motion was duly made, seconded, and carried unanimously to approve the minutes of the February 25, 2021 General Session meeting as submitted. (Owen/Sommer)
- FINANCIAL MATTERS:** **Financial Statements:**  
In accordance with California Civil Code §5500(a-e), the Board of Directors reviewed the financial statements for the period ending February 25, 2021. Based on this review, the Association is in compliance with Civil Code requirements.
- A motion was duly made, seconded, and carried unanimously to accept the February 25<sup>th</sup>, 2021 financial statements as submitted. (Sommer/Owen)
- AB2912 Resolutions**  
The Board reviewed the AB2912 Financial Resolutions listing all the “transfers” of \$10,000 or more for February 2021.
- Upon a motion duly made, seconded, and carried the Board approved the AB2912 resolution for the month of February 2021. (Corn/Sommer)
- Delinquent Accounts**  
Upon a motion duly made, seconded and carried, the Board approved a lien on account 215580 for non-payment of assessments. (Sandvik/Sanders)
- Reserve Study 2021 - 2022**  
The Board reviewed the 2021 - 2022 Reserve Study prepared by Matthew Swain. Per the study, the Association is 81.8% funded.
- Upon a motion duly made, seconded and carried, the Board accepted the reserve study, as prepared. (Corn/Owen)
- Budget 2021-2022**  
The Board reviewed the draft budget for fiscal year 2021-2022, which includes a \$5.00 increase to fund the reserves at the level recommended by the analyst.
- Upon a motion duly made, seconded and carried, the Board approved the 2021-2022 budget, with a monthly assessment of \$275.00. (Sommer/Owen)

**NEW BUSINESS:**                    Common Area Maintenance and Landscaping  
Upon a motion duly made, seconded and carried, the Board approved up to \$10,000 for planting bare areas and planting on the slopes that were recently cleared. (Owen/Sanders)

Community Center Red Tier Rules  
The Board discussed the fact that the Community Center is still at 10% capacity and has not complied with the allowance for 25% capacity. Ms. Owen will reach out to the boards at Patio II and Townhomes to bring this issue to the attention of the Community Center.

**NEXT MEETING DATE:**        The next meeting is the scheduled for April 28, 2021 starting 2:00P.M. via GoToMeeting.

**ADJOURNMENT:**                With no further business to come before the Board of Directors of The Eastview RB Patio I Homeowners Association, the General Session was adjourned at 3:10 PM.

Respectfully submitted,  
Heather Wiltshire, Regional Manager, Walters Management

<b>APPROVED:</b>	<i>Vicki Owen</i>	<u>06/11/2021</u>
	Board Member	Date
	<i>Karen B. ...</i>	<u>06/15/2021</u>
	Board Member	Date