

**Eastview RB Patio Home Association**  
Regular Board of Directors Meeting  
March 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 2:03 p.m. at the Eastview Community Center.

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

Others Present: Susan Grant from PMC.

**EXECUTIVE MEETING DISCLOSURE**

The Board discussed a delinquent account during the executive session on February 23, 2022. The owner requested for late fees to be removed from their account. The Board agreed to remove the late fees if the owner would bring their account current and voluntarily sign up for ACH through the PMC office.

**OPEN FORUM**

No owners were present.

**APPROVE MINUTES OF LAST MEETING**

**A motion was made, seconded and unanimously carried to approve the February 23, 2022 regular meeting minutes as written. (VO/AK)**

**A motion was made, seconded and unanimously carried to approve the February 23, 2022 executive meeting minutes as written. (VO/SC)**

**FINANCIAL REPORTS**

The Board reviewed the financial statement for the period ending February 28, 2022. As of February 28, 2022, the operating account reflects a balance of \$136,704.84, the reserve account reflects a balance of \$83,159.91, accounts receivable reflects a balance of \$1,590.00 with total assets of \$221,454.75. The prepaid assessments total \$9,401.75. The association water is currently \$8,000.00 under budget. **A motion was made, seconded and unanimously carried to accept the financial statement for the period ending February 28, 2022 as presented for audit. (SC/VO)**

The delinquency report was reviewed by the Board. Letters were mailed to two owners for delinquent status on their accounts. PMC was informed that one owner lives in Mexico. PMC will obtain the offsite address from the community center.

PMC will obtain another bid for the audit review and tax return.

**COMMITTEE REPORTS**

**Landscape:** The Board discussed the proposed special assessment. At the request of some owners the Board agreed to obtain another bid for the smart controllers before the ballots are sent to the membership. PMC will also obtain a couple of references regarding the Jain Irrigation system.

The Board reviewed the proposals for tree trimming. **A motion was made, seconded and unanimously carried to approve the Atlas Tree Service bid in the amount of \$2,220.00. (VO/AK)** The tree trimming will start on March 24, 2022.

The Board reviewed a proposal submitted by Landscapes USA for seven (7) plants on Drayton Hall/Bocage. **A motion was made, seconded and unanimously carried to approve the Landscapes USA proposal to add seven (7) plants for Drayton Hall/Bocage. (VO/SC)**

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

#### **OLD BUSINESS**

A response from a courtesy notice was received and reviewed by the Board regarding home maintenance.

#### **NEW BUSINESS**

The Board reviewed the attorney response regarding a delinquent owner. The owner has since paid on the account and is no longer in a delinquent status.

#### **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 3:05 p.m. (SC/VO)** The next regular Board meeting is Wednesday, April 27, 2022 at 2:00 p.m.

Attest/ Marnie Weenberg

Date 4/27/2022