

Eastview RB Patio Home Association
Regular Board of Directors Meeting
May 25, 2022
Meeting Minutes

CALL TO ORDER

The regular Board of Directors meeting of the Eastview RB Patio Home Association was called to order at 2:07 p.m. at the Eastview Community Center.

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

Others Present: Susan Grant from PMC.

EXECUTIVE MEETING DISCLOSURE

No executive Board meeting was held in March.

OPEN FORUM

No owners were present.

APPROVE MINUTES OF LAST MEETING

A motion was made, seconded and unanimously carried to approve the April 27, 2022 regular meeting minutes as written. (MW/VO)

FINANCIAL REPORTS

The Board reviewed the financial statement for the period ending April 30, 2022. As of April 20, 2022, the operating account reflects a balance of \$152,641.42, the reserve account reflects a balance of \$85,366.75, accounts receivable reflects a balance of \$1,950.36 with total assets of \$239,958.53. The Board discussed moving funds from the operating account into the reserve account as the operating account should only have about two months worth of expenses. **A motion was made, seconded and unanimously carried to move \$120,000.00 from the operating into the reserves. (MW/VO)** The water is under budget by about \$16,000.00 and the association overall is about \$26,000.00 under budget. **A motion was made, seconded and unanimously carried to accept the financial statement for the period ending April 30, 2022 as presented for audit. (VO/AK)**

The delinquency report was reviewed by the Board. The Board agreed to remove a \$95.00 balance forward from an owners account as it is unclear what the charges represent. **A motion was made, seconded and unanimously carried to remove \$95.00 from an owners account as the balance forward charges are unknown. (MW/AK)** The Board agreed to remove a late fee from an owner's account.

The Board reviewed the draft budget for 2022-2023. PMC is requesting a fee increase for their service. **A motion was made, seconded and unanimously carried to approve the fee increase for PMC. (MW/VO)** The monthly assessment will not increase and will remain at \$275.00 per homeowner. **A motion was made, seconded and unanimously carried to approve the draft budget with no increase for the 2022-2023 fiscal year. (MW/AK)**

COMMITTEE REPORTS

Landscape: No landscape issues were discussed.

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

OLD BUSINESS

An owner submitted a written request to not be charged the attorney fees for collection purposes. The Board agreed that it would be unfair to have the association (all 82 homeowners) cover the cost because they did not make their payments for several months, causing them to be delinquent to the point of engaging legal services to collect. The owner claims they did not check their mail (they have a P.O. Box) even though monthly statements were mailed; no statements were returned to PMC as undeliverable. The Board denies the owners request and all collection charges will be applied to the owners account. **A motion was made, seconded and unanimously carried to deny the owner's request to remove collection fees from their account. (MW/VO)**

NEW BUSINESS

The Board reviewed the updated assessment collection policy. **A motion was made, seconded and unanimously carried to approve the updated assessment collection policy. (MW/VO)**

The remaining meeting dates through the end of the year are as follows:

- June 13, 2022 – special assessment ballot count
- June 22, 2022 – annual meeting & election
- July 20, 2022
- August 17, 2022
- September 21, 2022
- October 19, 2022
- November 16, 2022
- No December meeting

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 3:12 p.m. (MW/VO)** The next regular Board meeting is Wednesday, July 20, 2022 at 2:00 p.m.

Attest _____
Miriam Rosenberg

7.20.2022
Date