

FINAL

EASTVIEW RB COMMUNITY CENTER REGULAR MEETING OF THE BOARD OF DIRECTORS January 20, 2009

MINUTES

DIRECTORS PRESENT: Garry Denlinger President
Ginger Lyon Vice President
Teri Denlinger Secretary
Karin Sze Treasurer – via Telephone
Pat Murphy Director @ Large/Landscape
Art Barsell Director @ Large
Facilities & Maintenance

DIRECTORS ABSENT: Nemira Mack Director @ Large/ Social/Recreation

OTHERS PRESENT Pamela Hayter from Elite Community Management and
Five (5) Homeowners

CALL TO ORDER

The meeting was called to order by Board President Garry Denlinger at 7:00 p.m.

HOMEOWNER FORUM

Frank Owen voiced concerns regarding a skin irritation he and two other persons noticed after swimming in the Community Center Pool. Mr. Owen stated that on three separate occasions he took samples of the pool water to Leslie Pool for analysis and found that there was little or no chlorine in the water. Creative Pool Company stated that it was possible that the nitrates in the water are too high, partly due to the fire retardant that was sprayed during the fires, Creative Pool Company will install an ORP system, at no charge, that will automatically regulate the dispensing of chlorine.

It was also decided that a daily log will be kept in the office and that it might be necessary to either partially drain or completely drain the pool if the ORP system cannot stabilize the chemical balance in the water.

APPROVAL OF PREVIOUS MINUTES

Upon a motion duly made, seconded, and unanimously carried, the Board approved the Minutes of the December 7, 2008 of the Regular Board of Directors Meeting, as written. (Lyon/Murphy)

COMMITTEE REPORTS

Architectural Review Committee:

ARC Chair Joan Francis was absent, but a report was given by the President Denlinger. ARC denied an application to install a water softener on common area property, which the homeowner had already installed in the front, courtyard area of his home. The matter will also be addressed by the Patio II Board of Directors since the incident involves common area property.

EASTVIEW RB COMMUNITY CENTER
Board of Directors Meeting – January 20, 2009
Page 2

Architectural Review Committee continued:

It was noted that the ARC is trying to stabilize requests and the exceptions to the rules/CC&Rs. It was also mentioned that a Patio I homeowner has expressed interest to serve on ARC when Teri Denlinger's term expires.

BOARD MEMBER REPORTS

Presidents Report

Garry Denlinger stated that the distribution of the new rules/Directory will be delayed for at least 30 days due to a major computer crash on Teri's computer. Teri is currently trying to retrieve and or re-enter lost data.

Copies of the Summary of Legislative Changes from the Law Office of Laura V. Kwiatkowski were distributed to the Board. Mr. Denlinger touched lightly on some of the changes and encouraged the Board to study them in relation to each position they hold on the Board.

Secretary

Teri Denlinger discussed the computer delay as it relates to the new Eastview Directory and explained that she hopes to have all final information available within 30-60 days.

Treasurer/Budget and Finance

Karin Sze reviewed the financial position of the Association. She stated that the new CD was purchased for a duration of 6 months. Also, \$4607.38 potentially could be uncollectible, with \$2,737.35 related directly to properties in foreclosure. During the next budget discussions, the Board needs to address the higher fuel usage and costs, increased legal fees and the costs for special events. She requested that Raili and Art review the electric gate/door/buzzer invoices for duplication. Pool and Spa bills were reviewed and the Board requested that the costs of each should be separated. The funds for the pool/spa bills may need to be pulled from the contingency line item in the reserve budget. It was noted that the policy of the Board is to replace contingency funds within one year's time.

Vice President Report

Ginger Lyon stated that she is working on an operations manual for employees. Included will be instructions on what to do during emergencies and/ or natural disasters. The manual will also be used for orientation of new employees.

Landscaping

Pat Murphy provided a written report to the Board, with mention that the Escala Slope is a split project with a portion completed now and a portion to be completed later. There was a request to approve the planting of 5 gallon plants as follows:

Upon motion duly made, seconded and unanimously carried the Board approved the purchase and installment of 30, 5 gallon plants in an amount not to exceed \$1,200.00 (Murphy/G. Denlinger)

EASTVIEW RB COMMUNITY CENTER
Board of Directors Meeting – January 20, 2009
Page 3

Facilities/Maintenance

Art Barsell submitted a written report including bids from construction companies to replace and/or paint the doors. It was determined that a discussion with Karin Sze was needed to ascertain if the funds are available, and where the funds will come from to ensure we stay within the budget. The matter will be discussed at the next meeting.

Recreation/Social

Due to the absence of Nemira Mack no report was given.

Community Center Manager's Report

Raili Tucker provided the Board with a written report, noting that several members have asked that window coverings be placed on the Library windows to lessen the heat build-up. She will submit quotes at the next meeting.

OLD BUSINESS

None

NEW BUSINESS

None

DATE OF NEXT MEETING

The Board and Members were reminded that the next meeting will be held February 17, 2009.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:14 p.m.

Prepared by:
Elite Community Management

Secretary

Date