

# FINAL

## EASTVIEW RB COMMUNITY CENTER REGULAR MEETING OF THE BOARD OF DIRECTORS February 17, 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  
Two (2) Homeowners

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### **CALL TO ORDER**

The meeting was called to order by Board President Garry Denlinger at 7:02 p.m.

### **HOMEOWNER FORUM**

Philip Corn, a new resident, expressed his interest in joining the ARC as a representative of Patio I.

### **APPROVAL OF PREVIOUS MINUTES**

**Upon a motion duly made, seconded, and unanimously carried, the Board approved the Minutes of the January 20, 2009 of the Regular Board of Directors Meeting, as written. (Murphy/Lyon)**

### **MEMBER PARTICIPATION**

During member participation, Teri Denlinger discussed the RB Community Election and voting on March 7, 2009 was encouraged. Scott Hall from Eastview is a candidate for the RB Planning Board. Information about the election is on the Eastview web site.

### **COMMITTEE REPORTS**

#### **Architectural Review Committee:**

Joan Francis, ARC chair, introduced Philip Corn for approval as a new ARC member to replace Teri Denlinger, the current Patio I ARC representative. Ms. Francis stated that Mr. Corn had served as President on a Homeowners' Association in his previous state of residence and expressed willingness and desire to serve on the Architectural Review Committee for Eastview. Responding to questions from the Board, Mr. Corn stated that he moved to Patio I in May of 2008, is retired, and has sufficient time to attend to the duties required in serving on ARC.

**Upon a motion duly made, seconded and unanimously carried, the Board approved the appointment of Philip Corn to ARC. (Denlinger/Lyon)**

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*(Committee Reports Continued)*

It was also noted that the water softener in the front area of the home in Patio II has been removed.

**BOARD MEMBER REPORTS**

**Presidents Report**

Garry Denlinger stated that the PH and chemical levels in the pool have receded to the proper levels. The Nitrate levels however are still high and the Board needs to consider whether the pool should be drained. The issue will be discussed at the March meeting. Mr. Denlinger also addressed the ongoing effort to identify new Board members. He asked the other board members to look to their HOAs for possible candidates.

**Secretary**

Teri Denlinger is still working on the Directory and the website. She also would like pictures of the Staff and Members for the website.

**Treasurer/Budget and Finance**

Karin Sze reviewed the financials of the Community Center and requested that the financial statement be received from Elite within seven (7) days of the end of the month. She also requested that each of the small receivables amounts (amounts that are less than the monthly dues payment) be removed or forgiven. It was noted that the Building Maintenance and Repair Budget was over by \$2,609.00 due to a painting invoice. **Upon motion duly made, seconded and unanimously carried the Board approved moving funds from the reserve account in the amount of \$2,609.00 (Denlinger/Sze).**

Ms. Sze submitted her Reserves Analysis Update to the Board. Overall goals and deliverables were presented with items to be completed for inclusion in the budget, within a month.

**Vice President Report**

Ginger Lyon stated that she and Raili Tucker expect to complete the employee manual which will include standards to evaluate staff performance, along with merit pay increases by the next meeting. Also, a Conflict of Interest statement will be completed by Teri Denlinger.

**Landscaping**

Pat Murphy provided a written report to the Board. It was noted that the Escala slope is clean and the Oleanders have been trimmed. Ms. Murphy will continue to work on finding drought-tolerant plants requiring little or no maintenance. Some mulch will be replaced, and there is a need to de-thatch the lawn.

**Facilities/Maintenance**

Art Barsell submitted a written report. He reported that the spa decking is complete. Also that he has bids from construction companies to replace and or paint the doors. Discussion followed. **Upon motion duly made, seconded and unanimously carried the Board approved Nick Miller Contractor to complete the replacement of the doors and allowing for the hardware replacement the total allowed expenditure shall not exceed \$4,500.00. (Denlinger/Murphy)**

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**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. She stated that costs of window coverings for the library would be \$254.00. She also stated that a wheel chair and crutches have been donated to the Center for use whenever needed. She also noted that the defibulator needs to be updated.

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**DATE OF NEXT MEETING**

The Board and Members were reminded that the next meeting is scheduled to be held March 17, 2009.

**ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 8:45 p.m.

Prepared by:  
Elite Community Management

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**Secretary**

**Date**