

# FINAL

## EASTVIEW RB COMMUNITY CENTER REGULAR MEETING OF THE BOARD OF DIRECTORS March 17, 2009

### MINUTES

**DIRECTORS PRESENT:**

Garry Denlinger	President
Teri Denlinger	Secretary
Karin Sze	Treasurer – via Telephone
Pat Murphy	Director @ Large/Landscape
Nemira Mack	Director @ Large/ Social/Recreation

**DIRECTORS ABSENT:**

Ginger Lyon	Vice President
Art Barsell	Director @ Large Facilities & Maintenance

**OTHERS PRESENT** Pamela Hayter from Elite Community Management

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### **CALL TO ORDER**

The meeting was called to order by Board President Garry Denlinger at 7:01 p.m.

### **HOMEOWNER FORUM**

There were no homeowners present.

### **APPROVAL OF PREVIOUS MINUTES**

Upon a motion duly made, seconded, and unanimously carried, the Board approved the Minutes of the February 17, 2009 of the Regular Board of Directors Meeting, as written. (Murphy/G.Denlinger)

### **COMMITTEE REPORTS**

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

All Items that were submitted to the ARC in the past month were approved. The home at 18197 Cretian Court is still not re-built but the blueprints have been approved by ARC.

### **BOARD MEMBER REPORTS**

#### **Presidents Report**

Garry Denlinger reported that he was reviewing budget items for the next fiscal year and waiting for information regarding payroll, contracts and the increase of the utilities. Garry hopes to keep the association dues at the current levels.

Mr. Denlinger also discussed the possibility of filing a small claims action against the properties that have gone into foreclosure per a discussion with the association's attorney, and a decision will be reached later. Also, a nominating committee was discussed regarding the June 2009 elections, and Pat Murphy and Nemira Mack will co-chair the committee.

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As to overall care of the facility, the stability of the wood beams over the walkway was reviewed. Some of the beams need replacement; further discussion regarding repair and replacement will take place in the next fiscal year.

**Secretary**

Teri Denlinger stated that the Directory is close to completion and ready for printing. There was a question of whether renters should be included in the Directory. It was determined that a separate page will be needed for a listing of renters. A welcome letter will also be distributed with the Directory to include information on the community along with various forms required by homeowners and tenants. A copy of the welcome letter was reviewed by the Board. **Upon motion duly made seconded and unanimously carried the Board approved the welcome letter that will be sent out with the Member Information Form that was presented to the Board of Directors. (Murphy/T. Denlinger)**

A conflict of interest statement was distributed to members of the Board and Teri requested that Board members provide their input at the next meeting.

**Treasurer/Budget and Finance**

Karin Sze reviewed the financial position of the Association. A special meeting for review and discussion of the reserves was scheduled for Saturday, April 11 at 10 a.m., with the regularly scheduled meeting on April 21, 2009.

**Vice President Report**

Ginger Lyon was absent and Raili Tucker submitted a personnel report to the Board on her behalf.

Raili also stated that she will check on the cost of utilities and submit the amount for review for the next fiscal year budget.

**Landscaping**

Pat Murphy provided a written landscape report to the Board. It was noted that there were two small projects that needed to be completed. **Upon motion duly made seconded and unanimously carried the Board approved an irrigation upgrade on Escala in amount not to exceed \$500.00. (Murphy/G. Denlinger)**

**Upon motion duly made seconded and unanimously carried the Board approved the planting of annuals for color in the library plant bed in amount not to exceed \$500.00. (Murphy/G. Denlinger)**

**Facilities/Maintenance**

Due to the absence of Art Barsell, there was no report.

**Recreation/Social**

Nemira Mack reported that the earliest possible social is July 4, and she will report back to the board with a possible calendar.

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**Community Center Manager's Report**

Raili Tucker provided the Board with a written report. She reported that the lamppost is in need of a new base and paint. **Upon motion duly made seconded and unanimously carried, the Board approved the repair and painting of the lamppost in the front entry in an amount not to exceed \$660.00. (Murphy/Sze)**

**OLD BUSINESS**

The possible draining of the pool was tabled to the April meeting.

**NEW BUSINESS**

None

**DATE OF NEXT MEETING**

The Board and Members were reminded that the next meeting is tentatively scheduled to be held April 14, 2009.

**ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 9:13 p.m.

**Prepared by:  
Elite Community Management**

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**Secretary**

**Date**