

FINAL

**EASTVIEW RB COMMUNITY CENTER
REGULAR MEETING OF THE BOARD OF DIRECTORS
May 19, 2009**

MINUTES

<u>DIRECTORS PRESENT:</u>	Garry Denlinger	President
	Teri Denlinger	Secretary
	Karin Sze	Treasurer – via Telephone
	Pat Murphy	Director @ Large/Landscape
	Art Barsell	Director @ Large Facilities & Maintenance
<u>DIRECTORS ABSENT:</u>	Nemira Mack	Director @ Large/ Social/Recreation
	Ginger Lyon	Vice President
<u>OTHERS PRESENT</u>	Chris Hodge from Elite Community Management	

CALL TO ORDER

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

APPROVAL OF PREVIOUS MINUTES

Upon a motion duly made, seconded, and unanimously carried, the Board approved the Minutes of the April 21, 2009 of the Regular Board of Directors Meeting, as corrected. (Murphy/Sze)

COMMITTEE REPORTS

Architectural Review Committee:

Pat Murphy reported that the committee reviewed 5 duplex applications and 2 patio applications. The Board discussed the CC&R requirement that the Architectural Committee review landscaping items in exclusive use area.

MEMBER PARTICIPATION

No owners were present.

BOARD MEMBER REPORTS

Presidents Report

Garry Denlinger reviewed the letter from the Attorney on the Automated External Defibrillator with the other Board members. The Board inquired if the defibrillator was serviced as recommended by the manufacturer. Raili Tucker stated that it is serviced as required.

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Secretary

Teri Denlinger reviewed a letter sent to homeowner Ron Nelson denying his request to waive late fees.

Treasurer/Budget and Finance

Karin Sze reviewed the financial position of the Association. Ms. Sze reviewed changes for Management to make to the April Financials. She also reviewed the reserve balances and the budget for the next fiscal year.

Upon a motion duly made, seconded and unanimously carried, the Board approved the Budget with a monthly assessment of \$69.00 per unit per month. (Murphy/T. Denlinger)

Upon a motion duly made, seconded and unanimously carried, the Board approved the Budget 2009/2010 budget with corrections to be made by the Treasurer. (T. Denlinger/Barsell)

Vice President Report/Personnel

Although Ginger Lyon was not present, the Board discussed an incident with an owner's daughter using the facility without proper identification. The Board agreed that a letter should be sent to the owner of the unit if the owner refuses to complete a Member Information form. Mr. Denlinger also discussed checks being left out in the open while employees are present. It was agreed that checks should be secured in a locked location.

Landscaping

Pat Murphy reported on the Escala slope, stating there is approximately \$1,400 needed for additional landscape. The Board discussed the budget restraints for the remainder of the year.

Upon a motion duly made, seconded and unanimously carried, the Board approved the repairs in two phases. The first phase to include \$1,000.00 for renovations, and the second phase to be completed in the next fiscal year. (G. Denlinger/Barsell)

Facilities/Maintenance

No report was given.

Recreation/Social

No report was given.

Community Center Manager's Report

Raili Tucker reported that 154 Member Information Forms have been received by homeowners.

The Board asked Raili look into window covers for the club house. The Board also requested the handbooks for Board members be updated to include new information and documents, such as the Confidentiality Agreement.

OLD BUSINESS

Draining and Refilling the pool

The Board discussed the nitrate levels in the pool. After having the water tested, the levels were higher than normal. The pool service recommended that the pool be drained and refilled before water rates are increased.

Upon a motion duly made, seconded and unanimously carried, the Board approved to drain the pool at a cost of \$1,100.00. (G. Denlinger/Murphy)

NEW BUSINESS

None

DATE OF NEXT MEETING

The Board and Members were reminded that the next meeting is tentatively scheduled to be held on June 23, 2009, at 4:00 p.m., prior to the Annual Meeting.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:49 p.m.

Prepared by:
Elite Community Management

Secretary

Date