

FINAL

**EASTVIEW RB COMMUNITY CENTER
REGULAR MEETING OF THE BOARD OF DIRECTORS
July 14, 2009**

MINUTES

DIRECTORS PRESENT:

Garry Denlinger	President
Ginger Lyon	Vice President
Teri Denlinger	Secretary
Karin Sze	Treasurer
John Boaz	Director @ Large/Facilities & Maintenance
Pat Murphy	Director @ Large/Landscape
John Schneider	Director @ Large/ Social/Recreation

DIRECTORS ABSENT: None

OTHERS PRESENT Chris Hodge from Elite Community Management

CALL TO ORDER

The meeting was called to order by Board President Garry Denlinger at 6:30 p.m.

SELECTION OF 2009/2010 BOARD OFFICERS

The Board reviewed the positions on the Board and the duties of each position.

Upon a motion duly made and seconded and unanimously carried to accept the slate of officers. (Murphy/Lyon)

Garry Denlinger	President
Ginger Lyon	Vice President
Teri Denlinger	Secretary
Karin Sze	Treasurer
John Boaz	Director @ Large/Facilities & Maintenance
Pat Murphy	Director @ Large/Landscape
John Schneider	Director @ Large/ Social/Recreation

APPROVAL OF PREVIOUS MINUTES

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

HOMLES LANDSCAPE PRESENTATION

Lee Frank was present to discuss the irrigation system and implementation of the City's water restrictions with the Board. He presented the Board with information on the watering schedule of the property and reviewed the City water requirements for water at Stage 2 and 3 water alerts. He recommended not making any changes to the system until the City makes decisions in the upcoming months.

COMMITTEE REPORTS

Architectural Review Committee:

Mrs. Francis did not have a report.

ARC Decision Appeal

An owner was present to appeal a decision by ARC that denied his request to install an exterior shade on a side-window of his home. He stated that the window would only be visible during the afternoon and would be remotely controlled. The Board discussed the Community Center Rules & Regulations which prohibits exterior window covering. The Board discussed placing the shade inside the unit. Joan Francis also reviewed information she obtained from a supplier, stating that an interior shade would be an effective alternative. The Board discussed the issue and a possible revision of the rules, and agreed to conduct additional research.

Upon a motion duly made, and seconded, the Board denied the appeal for the exterior window awnings. (Murphy/T. Denlinger)

Upon a motion duly made, and seconded, the Board agreed to ask the Architectural Committee to investigate solar shades for owners to use within the community. (Murphy/J. Boaz)

MEMBER PARTICIPATION

Mr. Francis discussed the flaking planters at the entrance to the Community Center and noted the front doors have gaps. Mr. Francis mentioned individuals using the tennis screens as a back stop. The Board thanked him for his observations and will look into addressing the issues brought to the Board.

Presidents Report

Mr. Denlinger reviewed an incident that occurred at the Annual Meeting. An owner expressed a concern regarding another owner while using the pool. The two parties agreed to meet and resolve the issue. He reviewed the process of getting information from residents via the Member Information Form.

Secretary

Teri extended a thanks to the Election Committee for their assistance in identifying homeowners to run for election to serve on the community Center Board.

Treasurer/Budget and Finance

Mrs. Sze presented a written report for the Board to review. She summarized the fiscal year ending June 30, 2009 with a loss of \$3,204.99. This loss measures how effectively the assessment revenue for the fiscal year covered the funding of reserves and the payment of operating expenses. The number will likely change when the accountant's perform their financial audit and prepare net income/loss in accordance with GAAP."

Vice President Report/Personnel

Ms. Lyon provided the Board with the increases in employee salaries for the year.

Facilities/Maintenance

Mr. Boaz thanked Art. Barsell for helpful information he provided. He also noted that the painting project has been pre-approved.

Upon a motion duly made, and seconded, the Board approved the painting project for 2009-10 at the cost of \$2,700 to be paid out of reserves. (Boaz/Murphy)

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Landscaping

Mrs. Murphy provided a written report on the landscape committee activities. She stated that a tree was removed at the cost of \$200.00.

Upon a motion duly made, and seconded, the Board approved \$688.69 to stump grind, remove three plum trees and install 50 sq. ft. of sod and place three 15 gallon plum trees. (Murphy/G. Denlinger)

Recreation/Social

Mr. Schneider provided the Board with ideas of social events and gatherings for the community.

Center Manager's Report

Mrs. Tucker provided the Board with staff information and recognized a homeowner who donated a flag pole and flag for the Community Center. She also presented a price for the purchase of window coverings.

Upon a motion duly made, and seconded, the Board approved \$674.00 to have window covering placed on two windows and a door. (G. Denlinger/Murphy)

OLD BUSINESS

None

NEW BUSINESS

Light Post Repairs

It was noted that a light post in the parking lot are deteriorating.

Upon a motion duly made, and seconded, the Board approved \$1400.00 to have four light posts repaired to be paid from reserves. (G. Denlinger/Murphy)

DATE OF NEXT MEETING

The Board and Members were reminded that the next meeting is tentatively scheduled to be held on August 18, 2009.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:30 p.m.

Prepared by:
Elite Community Management

Secretary

Date