

# FINAL

**EASTVIEW RB COMMUNITY CENTER  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
August 18, 2009**

## MINUTES

**DIRECTORS PRESENT:** Garry Denlinger President  
Teri Denlinger Secretary  
Karin Sze Treasurer  
Pat Murphy Director @ Large/Landscape  
John Schneider Director @ Large/ Social/Recreation  
John Boaz Director @ Large/  
Facilities & Maintenance

**DIRECTORS ABSENT:** Ginger Lyon Vice President

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

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## CALL TO ORDER

Announcements by the President were made regarding ARC enforcement of infractions by homeowners who resided on a property prior to the current homeowner. It was suggested that rather than ask the current homeowners to correct infractions for which they were/are not responsible, a notice could be sent to the owner about the infraction be sent, stating that at the time they wish to either repair or replace the infraction, or sell their home, the infraction would need to be remedied. It was also determined that clearer guidelines are needed.

## APPROVAL OF PREVIOUS MINUTES

**The minutes from the previous meeting of July 14, 2009 were not approved, as the Landscape Report from Pat Murphy was not included in the minutes. The secretary will re-submit the corrected minutes at the September 2009 meeting.**

## Architectural Review Committee:

A written report by the Architectural Review Committee was submitted to the Board of Directors. Items approved were: replacement of windows; color coat concrete in front courtyard; a screened wall to a rear patio; antenna installation, installation of new windows and doors; painting of stucco, trim, service doors, and French doors. There was one denial on the installation of a bay window.

## Member Participation:

There were five members in attendance. Two members presented a request to the Board to consider the placement of a swing set and picnic table in an unused, fenced corner of the common area between the tennis courts. They presented literature showing pictures of possible swing sets and tables. The Board will consider the request and possibly discuss it further at the September 2009 meeting.

It was also reported that there is a fire risk map available for the community at the RB Community Center.

## **COMMITTEE REPORTS**

### **Presidents Report**

Mr. Denlinger reported on a letter received from the Patio II HOA regarding the need for repair for the stamped concrete at the Devereux entrance. Cost and actual responsibility for the concrete was also discussed and will be further researched.

The placement of a walkway in the common area was discussed along with a suggestion to ask the homeowner to sign a release of responsibility of the association for the maintenance of the walkway. It was agreed that the Eastview Community Center should also be exempt of responsibility for this issues.

### **Secretary**

Ms. Denlinger is reviewing the possibility of re-designing the Community Center web site and is planning to talk to web designers and maintenance companies. The need of a “webmaster” that will be able to remain available to take care of the website was discussed.

### **Treasurer/Budget and Finance**

Ms. Sze discussed the decision to move the reserve funds from CDs to a Money Market account, which was completed at the end of July. Based on analysis of the options, the Money Market Account offered a higher rate of return without locking up funds for a period of time. Further analysis will also be done to determine if it would be beneficial to open a business account.

### **Vice President Report/Personnel**

Ms. Lyon was not in attendance to deliver a report.

### **Landscaping**

Pat Murphy reported that the landscaping of the berm will remain the same and will be re-addressed at a later time.

### **Facilities/Maintenance**

John Boaz reported that the masonry walls are being painted. Additional bids are needed for the South trellis. The buckling of the pavement behind the stamped concrete needs to be reported to the city for repair. Mr. Boaz placed two fake owls at the tennis courts to discourage bird nesting.

### **Recreation/Social**

John Schneider suggested a pot-luck Halloween party for younger (and older) children in the community. He also discussed the possibility of a “water/sports drink dispenser” which will be taken under advisement.

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**Center Manager's Report**

Ms. Tucker requested that the pepper trees be heavily laced to lessen the dropping of leaves and berries into the pool area. She also suggested that the Board look at Bar-B-Qs that are on sale to replace the current ones.

**Upon a motion duly made, seconded, and unanimously carried, the Board requested a report composed by the Secretary to be sent to the Architectural Committee regarding the placement of solar screens (Boaz/Murphy).**

**OLD BUSINESS**

Solar screens were discussed along with the placement of the screens. At this time placement of solar screens will continue to be required to be placed on the inside of homeowner's windows.

**NEW BUSINESS**

There was no new business.

**DATE OF NEXT MEETING**

The next tentatively scheduled Board of Directors meeting is September 15, 2009.

**ADJOURNMENT**

With no further business to discuss,

**Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 9:20 p.m.(Murphy/Sze).**

Prepared by:  
Elite Community Management

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Secretary

Date