

Eastview RB Patio Home Association

Regular Board of Directors Meeting

April 17, 2024

Meeting Minutes

CALL TO ORDER

The regular Board of Directors meeting of the Eastview RB Patio Home Association was called to order at 1:01 p.m. at the Eastview Community Center.

Board Members Present: Vicki Owen, Marnie Wernberg, Annette Kilmer, Julie Sanders & Julia Miller.

Others Present: Susan Grant from PMC.

EXECUTIVE MEETING DISCLOSURE

No executive meeting was held in March.

OPEN FORUM

No members were present.

APPROVE MINUTES OF LAST MEETING

A motion was made, seconded and unanimously carried to approve the March 20, 2024 regular meeting minutes as written. (VO/MW)

FINANCIAL REPORTS

The Board reviewed the financial statement for the period ending March 31, 2024. As of March 31, 2024, the operating account reflects a balance of \$68,724.28, the reserve account reflects a balance of \$197,566.91, accounts receivable reflects a balance of \$2,904.59 with total assets of \$269,195.78. The prepaid assessments total \$7,307.25 and the association is approximately \$3,000.00 under budget. **A motion was made, seconded and unanimously carried to accept the financial statement for the period ending March 31, 2024 as presented for audit. (MW/JM)**

The delinquency report was reviewed by the Board. There are no new delinquencies.

The Board reviewed the draft 2024-2025 budget. PMC is not proposing an increase in the monthly assessment. There are increases in the following areas: management fee, landscape maintenance fee, legal fees and irrigation. **A motion was made, seconded and unanimously carried to approve the 2024-2025 budget as submitted. (VO/JM)**

COMMITTEE REPORTS

Architectural: There was no ARC report to review.

Landscape: Water bills continue to not be given to the association for payment.

There is a dead tree at Drayton Hall Way and Escala Dr. that will need to be removed. Vicki Owen will gather a list of other trees that need to be addressed and Union Tree Service will be contacted to submit a proposal to address the tree issues.

OLD BUSINESS

The Board reviewed courtesy notices. A second violation letter will be sent to an owner on Fairhope to remove an A/C unit that was installed in a window.

The parking issue on Drayton Hall Way has been resolved.

The Board reviewed the attorney response to a complaint that was received from the Department of Civil Rights.

NEW BUSINESS

The Board reviewed a welcome letter for a new homeowner in Drayton Hall Way.

The Board will discuss the possibility of replacing the association's mailboxes at the next Board meeting.

ADJOURNMENT

As there was no further business to come before the Board in regular session, **a motion was made, seconded and unanimously carried to adjourn the regular Board of Directors meeting at 1:50 p.m. (MW/AK)** The next meeting is scheduled for Wednesday, May 15, 2024 at 1:00 p.m.

Tishi Owen

Attest

4/15/24

Date