

Eastview RB Patio Home Association

Regular Board of Directors Meeting

November 15, 2023

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, Julia Miller, Marnie Wernberg & Julie Sanders. Annette Kilmer was absent.

Others Present: Susan Grant from PMC and two homeowners.

EXECUTIVE MEETING DISCLOSURE

No executive meeting was held in October.

OPEN FORUM

An owner has concerns regarding a neighboring home running a day care out of their home. The Board indicated that California law allows for home day care businesses, even in associations. The Board assured the residents that they are having the association's attorney draft a Day Care Policy so that owners who run day care businesses out of their homes will be required to provide documentation in relation to the day care business as well as adhere to all association rules.

APPROVE MINUTES OF LAST MEETING

A motion was made, seconded and unanimously carried to approve the October 18, 2023 regular meeting minutes as written. (VO/JM)

FINANCIAL REPORTS

The Board reviewed the financial statement for the period ending October 31, 2023. As of October 31, 2023, the operating account reflects a balance of \$55,563.30, the reserve account reflects a balance of \$187,756.60, accounts receivable reflects a balance of \$2,347.09 with total assets of \$245,666.99. The prepaid assessments total \$6,746.75 and the association is approximately \$10,000.00 over budget. **A motion was made, seconded and unanimously carried to accept the financial statement for the period ending October 31, 2023 as presented for audit. (JM/VO)**

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

COMMITTEE REPORTS

Landscape: Landscapes USA submitted two proposals (a backflow repair and a valve replacement) and all work outlined has been completed.

Aguilar Tree Care treated the liquidamber trees for the worm that the trees get. The Board may consider removing the pear trees and replacing them with another tree species that is not susceptible to getting the worm infestation.

Architectural: No report was given.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

The Board reviewed a resident concern form regarding a sign, vehicles and trash receptacles. The sign issue has been resolved for the time being. The Board noted they cannot regulate parking on the streets as they are city streets. PMC will notify the owner regarding the trash receptacles being in view.

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 1:55 p.m. (MW/JS)** The next meeting is the annual meeting & election and is scheduled for Wednesday, January 17, 2024 at 1:00 p.m.

Wicki Owen

Attest

1/17/24

Date