

# **Eastview RB Patio Home Association**

## **Regular Board of Directors Meeting**

September 18, 2024

### **Meeting Minutes**

#### **CALL TO ORDER**

The regular Board of Directors meeting of the Eastview RB Patio Home Association was called to order at 1:19 p.m. at the Eastview Community Center.

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

Others Present: Susan Grant and Jessica Chapman from PMC and Maria Backer from Atlas Tree Service.

#### **ATLAS TREE SERVICE**

Maria Backer from Atlas Tree Service attended the meeting to review what a three year tree trimming scope would look like. It is Atlas Tree Service's objective to have a long term relationship with the association. Maria indicated that clients have preference for emergency calls over anyone else. Atlas will work to stay within the association's budget and will offer an interest free payment plan, if necessary. Atlas offers tree health care and will not hold the association to a 3 year contract if the association chose to go elsewhere for their tree needs. A walkthrough will be scheduled with the Board and Atlas to get an inventory of all trees that Eastview RB Patio Home Association is responsible for and a plan will be created for health care and trimming.

#### **EXECUTIVE MEETING DISCLOSURE**

No executive meeting was held in August.

#### **OPEN FORUM**

No members were present.

#### **APPROVE MINUTES OF LAST MEETING**

**A motion was made, seconded and unanimously carried to approve the August 21, 2024 regular meeting minutes as written. (VO/MW)**

#### **FINANCIAL REPORTS**

The Board reviewed the financial statement for the period ending August 31, 2024. As of August 31, 2024, the operating account reflects a balance of \$80,190.87, the reserve account reflects a balance of \$203,646.98, accounts receivable reflects a balance of \$4,469.59 with total assets of \$288,307.44. The prepaid assessments total \$7,067.25 and the association is approximately \$9,200.00 under budget. PMC recommended that the water bills be added to the financial statements. **A motion was made, seconded and unanimously carried to accept the financial statement for the period ending August 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 independent auditor's review. **A motion was made, seconded and unanimously carried to approve the independent auditor's review. (VO/MW)**

#### **MANAGEMENT REPORT**

Courtesy notices were reviewed by the Board. A second violation notice will be sent to an owner regarding two patio covers that have been installed without ARC approval.

**COMMITTEE REPORTS**

**Architectural:** The Board reviewed the ARC reports for September. PMC will ask the Eastview Community Center if they are aware of the two patio covers that were installed on Rienze Place.

**Landscape:** No report was given.

**OLD BUSINESS**

Letters were mailed to the owners on Bocage Point regarding the needed wall maintenance. Responses have been received from all but one homeowner. PMC will contact the owner by phone.

PMC submitted the D&O Policy questionnaire to the insurance agent.

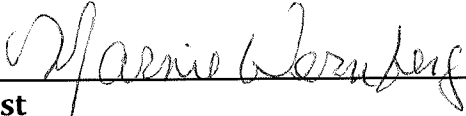
**NEW BUSINESS**

The Board reviewed a welcome letter for new owners on Drayton Hall Way.

The Board reviewed the bids for legal services. **A motion was made, seconded and unanimously carried to hire Delphi Law on an hourly fee agreement. (JM/MW)**

**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 2:29 p.m. (VO/MW)** The next meeting is scheduled for Wednesday, October 16, 2024 at 1:00 p.m.

**Attest** 

**Date** 10/16/2024