

Eastview RB Patio Home Association

Regular Board of Directors Meeting

August 21, 2024

Meeting Minutes

CALL TO ORDER

The regular Board of Directors meeting of the Eastview RB Patio Home Association was called to order at 1:09 p.m. at the Eastview Community Center.

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

Others Present: Susan Grant from PMC.

EXECUTIVE MEETING DISCLOSURE

No executive meeting was held in July.

OPEN FORUM

No members were present.

APPROVE MINUTES OF LAST MEETING

A motion was made, seconded and unanimously carried to approve the July 17, 2024 regular meeting minutes as written. (VO/AK)

FINANCIAL REPORTS

The Board reviewed the financial statement for the period ending July 31, 2024. As of July 31, 2024, the operating account reflects a balance of \$78,374.53, the reserve account reflects a balance of \$203,277.14, accounts receivable reflects a balance of \$3,864.59 with total assets of \$285,516.26. The prepaid assessments total \$7,342.25 and the association is approximately \$7,000.00 under budget. **A motion was made, seconded and unanimously carried to accept the financial statement for the period ending July 31, 2024 as presented for audit. (MW/VO)**

The delinquency report was reviewed by the Board.

MANAGEMENT REPORT

The Board reviewed a fine letter for an owner who has not removed an air conditioning unit from their window. The Board will increase the second fine by \$100.00 based on the fine policy as the unit has still not been removed.

COMMITTEE REPORTS

Architectural: The Board reviewed the ARC reports for July & August.

It was reported that a home on Rienze Place has installed a patio cover behind the home and is currently installing one in the front of the home. PMC will send a courtesy notice to the owner regarding this issue.

Landscape: Vicki Owen reported that the removal of a pine branch was added to the list for Union Tree Service. The Board was not satisfied with the performance of Union Tree Service and will go back to using Atlas Tree Service in the future.

OLD BUSINESS

PMC will schedule a meeting with Pete Williams, the association's insurance agent, to review the coverage for the association as the recent renewal is confusing regarding the coverage.

NEW BUSINESS

The Board discussed the need for wall maintenance for several homes on Bocage Point. Vicki Owen met with Carlos Miranda from JC Pros Painting to get an estimate for repairs and paint for the walls. Due to the owner's being responsible for their own walls, Carlos broke down the proposal for each home and the cost for each owner. PMC will draft letters for all owners involved to participate in this project. PMC confirmed with the association's attorney that if the owners do not respond and/or participate, with a notice of hearing, the association can have the work done and bill the owner for it.

PMC reported that Rachel Walmsley from Roseman Law has recently changed laws firms to Delphi Law Group. PMC obtained a bid from Delphi but the Board wants to see a price comparison before making a decision to change.

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 2:01 p.m. (JM/VO)** The next meeting is scheduled for Wednesday, September 18, 2024 at 1:00 p.m.

Marnie A. Lerner
Attest

9.18.2024
Date