

Eastview RB Patio Home Association

Regular Board of Directors Meeting

July 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 1:02 p.m. at the Eastview Community Center.

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

Others Present: Susan Grant from PMC.

EXECUTIVE MEETING DISCLOSURE

No executive meeting was held in May.

OPEN FORUM

No members were present.

APPROVE MINUTES OF LAST MEETING

A motion was made, seconded and unanimously carried to approve the May 15, 2024 regular meeting minutes as written. (VO/JM)

FINANCIAL REPORTS

The Board reviewed the financial statements for the periods ending May 31 & June 30, 2024. As of June 30, 2024, the operating account reflects a balance of \$70,553.24, the reserve account reflects a balance of \$202,449.59, accounts receivable reflects a balance of \$3,259.59 with total assets of \$276,262.42. The prepaid assessments total \$5,948.25 and the association is approximately \$6,600.00 under budget. **A motion was made, seconded and unanimously carried to accept the financial statements for the periods ending May 31 & June 30, 2024 as presented for audit. (MW/AK)**

The delinquency report was reviewed by the Board. An owner who is on ACH with the PMC office has had 2 payments returned as the owner's account has been closed. PMC will contact the owner to update the banking information. PMC will send pre-lien letters to two homeowners who are now over 60 days delinquent.

The Board reviewed the engagement letter from Steve DeMaine, CPA to do the independent auditors review and tax return. **A motion was made, seconded and unanimously carried to approve the engagement letter from Steve DeMaine, CPA to do the independent auditors review and tax return. (MW/JM)**

COMMITTEE REPORTS

Landscape: The Board reviewed the proposal from Union Tree Service to trim and remove some trees. **A motion was made, seconded and unanimously carried to approve the tree trimming bid from Union Tree Service. (VO/AK)**

Some magnolia trees on Escala are being treated for a bug.

Bees were recently removed from an irrigation valve box which was reported to need replacement. PMC alerted Landscapes USA and the irrigation valve box will get replaced.

Architectural: The Board reviewed the ARC reports for May and June.

The Master Association ARC Committee denied an owner for a request to remove the arbor/trellis in front of their home. The Eastview RB Patio I Board did not agree with this decision as other homeowners have removed their arbors/trellises with no issues. The owner appealed the decision and two Board members from Eastview RB Patio I attended the ARC meeting to present facts that others have removed trellises without issues. The ARC Committee reversed their denial and approved the request.

OLD BUSINESS

The Board reviewed correspondence from the Civil Rights Department regarding a complaint against the association. The latest correspondence indicates that the Civil Rights Department needs more information before they can determine an outcome of the complaint. The date is scheduled for March 2025.

The Board is still waiting for insurance renewal information as the policy is up for renewal August 1, 2024. PMC will follow up with the agent.

An owner on Fairhope has not removed an A/C unit from a window after being sent two letters. A hearing was scheduled for this meeting with the homeowner to address the issue. PMC received a written response that the owner could, once again, not attend and does not understand why the A/C unit can't be used by his tenant. It is in the master association's rules and therefore cannot be permitted. **A motion was made, seconded and unanimously carried to fine the owner for the A/C window unit. (JS/AK)**

NEW BUSINESS

No new business was discussed.

ADJOURNMENT

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/JM)** The next meeting is scheduled for Wednesday, August 21, 2024 at 1:00 p.m.

Attest Marino Wernberg

8/21/24
Date