

Eastview RB Patio Homes I Association

Regular Board of Directors Meeting

September 22, 2021

Meeting Minutes

CALL TO ORDER

The regular Board of Directors meeting of the Eastview RB Patio Homes I Association was called to order at 2:03 p.m. at the Eastview Clubhouse.

Board Members Present: Vicki Owen, Marnie Wernberg, Sylvia Corn and Julie Sanders. Wendie Sandvik was absent.

Others Present: Susan Grant from PMC and one homeowner.

EXECUTIVE MEETING DISCLOSURE

There was no executive meeting held in August.

OPEN FORUM

An owner attended the meeting to inform the Board they have a main line lateral leak in their front yard. The owner asked if the association would have any responsibility because the cause is believed to be from tree roots from a tree that is maintained by the association. The Board informed the owner that, according to the association governing documents, the lateral line is the homeowner's responsibility regardless of the cause. The Board will consider amending the governing documents to possibly change responsibility for issues like this but for now the Board must abide by the governing documents.

APPROVE MINUTES OF LAST MEETING

A motion was made, seconded and unanimously carried to approve the July 21, 2021 regular meeting minutes as written. (VO/SC)

FINANCIAL REPORTS

The Board reviewed the financial statement for the period ending August 31, 2021. As of August 31, 2021, the operating account reflects a balance of \$109,649.55, the reserve account reflects a balance of \$74,343.10, accounts receivable reflects a balance of \$5,540.00 with total assets of \$189,532.65. The prepaid assessments total \$7,085.75. PMC will work with the Board to get the new bank accounts settled. The Board looked at CD rates from CIT and they are so low it is not worth making a change at this time. **A motion was made, seconded and unanimously carried to accept the financial statement for the period ending August 31, 2021 as presented for audit. (SC/MW)**

The delinquency report was reviewed by the Board. The Board will consider updating the assessment collection policy. PMC will draft a policy for the next meeting.

COMMITTEE REPORTS

Landscaping: The Board reported that the tree needs to be removed in the front yard at 12132 Fairhope and the driveway & roof needs to be power washed from the soot that comes from the tree. The cost of this will be covered by the association.

The Board reviewed the proposal from Landscapes USA for new smart controllers. The Board wants to make this change as it will save the association a lot of water in the future. Installing the smart controllers can only be done through a special assessment. The Board will consider starting the process of a special assessment in February of 2022.

The Board discussed the tree trimming bids. The bids were within \$460.00. Prestige Landscape is booked out for the next three weeks and the Board will go with Atlas Tree Service if they can start the work within two weeks. **A motion was made, seconded and unanimously carried to approve the Atlas Tree Service bid in the amount of \$3,440.00. (SC/VO)**

Architectural: No ARC report was given.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

PMC will send a letter to an owner on Fairhope regarding pool filter debris that is all over the front yard area and visible from the street. Another letter will be sent to an owner on Rienzi regarding two pop up tents that are on the back patio of the home. The Board invites the homeowner on Rienzi to come to the next meeting if they disagree with the Board that the pop up tents are an issue.

PMC obtained two additional bids for legal service. **A motion was made, seconded and unanimously carried to approve the standard hourly fee agreement with Roseman Law. (SC/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 3:55 p.m. (MW/SC)**

Attest Maria Wessberg

10.27.2021
Date