

**EASTVIEW RB PATIO I HOME ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**July 24, 2019**  
**MINUTES**

- CALL TO ORDER:** The Eastview RB Patio I Homeowners Association Board of Directors meeting was called to order at 2:06P.M. by Board President Vicki Owen at the Eastview RB Community Center.
- MEMBERS PRESENT:** Vicki Owen, President  
Karen Sommer, Secretary  
Sylvia Corn, Treasurer  
Paula Yellam, Director at Large
- MEMBERS ABSENT:** Wendie Sandvik, Vice President
- OTHERS PRESENT:** Theodore Blizzard, Community Manager, Walters Management
- HOMEOWNER'S FORUM:** No Homeowners were in attendance
- ORGANIZATIONAL MEETING:** The Board held an organizational meeting to appoint Board members to positions. The following appointments were made with unanimous consent:  
  
Vicki Owen, President  
Wendie Sandvik, Vice President  
Karen Sommer, Secretary  
Sylvia Corn, Treasurer  
Paula Yellam, Director at Large
- APPROVAL OF MINUTES:** A motion was duly made, seconded and carried unanimously to approve the minutes of the May 22, 2019 General Session meeting as submitted. (Corn/Yellam)  
  
A motion was duly made, seconded and carried unanimously to approve the minutes of the June 26, 2019 Annual Meeting Minutes as submitted. (Owen/Corn)
- FINANCIAL REPORT:** **Financial Statements:**  
In accordance with California Civil Code §5500(a-e), the Board of Directors reviewed the financial statements for the month ending in May 25<sup>th</sup>, 2019. Based on this review, the Association is in compliance with Civil Code requirements.  
  
A motion was duly made, seconded and carried unanimously to accept the May 2019 financial statements as submitted. (Corn/Owen)  
  
**AB2912 – New Requirements for HOA's**  
The Board reviewed a Board resolution drafted by Management to comply with new 2019 requirements for the approval of monthly expenses and the transfer of funds in the amount of \$10,000 or more.  
  
Upon a motion duly made, seconded and carried unanimously, the Board approved the Board Resolution for monthly expenses. (Yellam/Corn)  
  
**AB2912 Resolutions January – May 2019**  
The Board reviewed the AB2912 Financial Resolutions listing all of the "transfers" of \$10,000 or more for the months of January 2019 through May 2019

Upon a motion duly made, seconded and carried the Board approved the AB2912 resolutions for the periods of January 2019 through May 2019. (Owen/Corn)

**Close California Bank & Trust Reserve Account**

The Board discussed closing the California Bank and Trust Reserve Account and transferring the reserve funds to a Morgan Stanley Account per Management's recommendations.

Upon a motion duly, seconded and carried unanimously, the Board approved closing the California Bank & Trust Reserve Account. (Yellam/Owen)

**UNFINISHED BUSINESS: Violation Walkthrough**

The Board discussed scheduling an additional property walkthrough to evaluate homes for compliance to the community's rules and regulations.

The Board directed Management to schedule the walkthrough for August 12<sup>th</sup>, 2019.

**NEW BUSINESS: Insurance Renewal**

The Board reviewed a proposal submitted by Vicky Mallett with Farmers Insurance for the 2019 – 2020 Insurance Renewal. The annual premium for the policy is \$2,882.00.

Upon a motion duly made, seconded and carried unanimously the Board approved the proposal submitted by Vicky Mallett for the 2019 – 2020 insurance renewal for a total annual cost of \$2,882.00. (Corn/Yellam)

**17481 Fairhope Court – Drainage Issue**

The Board discussed the ongoing drainage issue at 17481 Fairhope Court. The Board was informed that Big Build Construction declined to bid on the project and Management reached out to Blue Water Contracting & Services and Building Resource Management (BRM) for proposals.

**11925 Fairhope Road – Drainage Issue**

The Board reviewed a proposal submitted by Landscapes USA to install drainage and a catch basin on the side of the residence to alleviate drainage issues for a total cost of \$1,392.94.

Upon a motion duly made, seconded and carried unanimously the Board approved the proposal submitted by Landscapes USA for a total cost of \$1,392.94. (Corn/Owen)

**Ratify 2019 Annual Election Results**

Upon a motion duly made, seconded and carried unanimously, the Board ratified the 2019 Annual Election Results. (Owen/Corn)

**NEXT MEETING DATE:** The next meeting is the scheduled for August 28, 2019 starting 2:00P.M. at the Eastview RB Community Center.

**ADJOURNMENT:** With no further business to come before the Board of Directors of The Eastview RB Patio I Homeowners Association, the General Session was adjourned at 3:30PM.

Respectfully submitted,  
Theodore Blizzard, Community Manager, Walters Management

APPROVED:

*Sylvia T. Corn*  
Board Member

8/28/2019  
Date

*Donna Yellam*  
Board Member

8/28/19  
Date