

# **Eastview RB Patio Homes I Association**

## **Regular Board of Directors Meeting**

October 27, 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 and Sylvia Corn. Julie Sanders was absent.  
Others Present: Susan Grant from PMC and one homeowner.

#### **EXECUTIVE MEETING DISCLOSURE**

There was no executive meeting held in September.

#### **OPEN FORUM**

No issues were brought to the Board for discussion.

The Board received the written resignation from Wendie Sandvik. **A motion was made, seconded and unanimously carried to appoint Annette Kilmer to fill the vacant seat on the Board. (MW/SC)**

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

**A motion was made, seconded and unanimously carried to approve the September 22, 2021 regular meeting minutes as written. (VO/MW)**

#### **FINANCIAL REPORTS**

The Board reviewed the financial statement for the period ending September 30, 2021. As of September 30, 2021, the operating account reflects a balance of \$128,804.93, the reserve account reflects a balance of \$74,343.91, accounts receivable reflects a balance of \$4,075.00 with total assets of \$207,223.84. The prepaid assessments total \$6,660.75. There is a positive variance overall of \$5,593.62. It was noted that water is still over budget. **A motion was made, seconded and unanimously carried to accept the financial statement for the period ending September 30, 2021 as presented for audit. (SC/MW)**

The delinquency report was reviewed by the Board. PMC will send letters to five (5) owners who are delinquent. If no response is received or payments received by November 15, 2021, the Board will proceed with pre-lien letters.

#### **COMMITTEE REPORTS**

**Landscape:** The Board reviewed the smart controller information that was provided by Mike Blake from Landscapes USA. The Board would like to invite Mike to their next meeting to get a better understanding of the information that was provided.

Vicki Owen will request a proposal from Jose at Landscapes USA for the bare slope on Adena.

The trees were trimmed by Atlas Tree Service on September 29, 2021 and stump grinding took place the following week. The Board would like a proposal to remove the Camphor tree located at 17685 Drayton Hall as the tree roots have already caused a leak in the owner's lateral water line. PMC will get three bids for this removal request.

Architectural: No ARC report was given.

**OLD BUSINESS**

The Board reviewed courtesy notices and one homeowner response. PMC will draft a response to the owner who submitted a written response to their courtesy notice.

Second violation letters will be sent to three other owners if no response is received by their requested response dates.

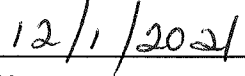
**NEW BUSINESS**

No new business was discussed.

**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 3:11 p.m. (MW/VO)** Due to the upcoming Thanksgiving holiday, the next regular Board meeting has been moved to Wednesday, December 1, 2021 at 2:00 p.m.

  
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Attest

  
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Date